



PERMITS



PAYMENTS



APPOINTMENTS

DOB

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NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-900106-9B-I1

2. Location

House Number	84	Street Name	PEARL STREET
Borough	Manhattan	Block	30
BIN	1000855	Lot	19
Zip Code	10004	C.B No.	101
Control Number	900106		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9B	Last Cycle Filing Date	12/19/2017
Filing Date	10/12/2022	Accepted Date	10/29/2022

4. Inspection Report Status Information

Current Cycle: Last QEWI	08/19/2022	Current Cycle Filing Status	SAFE
Inspection Date			
Prior Filing Cycle	8	Prior Filing Sub Cycle	8B
Prior Filing Status	SWARMP		

5. Building Description

Landmark Building		Landmark District	No
Number of stories	26	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
CONCRETE FRAME	CONCRETE
MASONRY CAVITY WALL	GLASS
	MASONRY
	OTHER

Other Wall Material: Aluminum

6. Applicant Information

E-Mail	SBUSH@HLZIMMERMAN.COM	License Type	Registered Architect
NYS License Number	035711	Last Name	BUSH
First Name	STEPHANIE	MI	

Mobile Phone		Business Name	HOWARD L. ZIMMERMAN ARCHITECTS, P.C
Business Address	11 WEST 30TH STREET	City	NEW YORK
State	NY	Zip Code	10001
Business Telephone	2125649393	Business Fax	

Accepted

6a. Applicant's Statement

I hereby state that the Owner/ Owner's Representative has authorized me to submit this report. Furthermore, I hereby state that all statements are correct and complete to the best of my knowledge. A copy of this report has been given to the owner.

§28-211.1 False statements in certificates, forms, written statements, applications, reports, or certificates of correction. It shall be unlawful for any person to knowingly or negligently make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application, report or certification of the correction of a violation that is either submitted directly to the department or that is generated with the intent that the department rely on its assertions.

☒ I have personally reviewed all information in this submission. I understand and agree that by personally clicking on the box at left I am electronically signing this submission and expressing my agreement with the Statement terms herein. I understand that this electronic signature shall have the same validity and effect as a signature affixed by hand, and I further agree that, by uploading an electronic image of my signature and professional seal as part of this submission, I am applying such signature and seal to this signed statement as if I had personally signed and sealed this statement by hand.

Name STEPHANIE BUSH Date : 2022-10-12

7. Owner Information

E-Mail	JCOFFEY@GFPRE.COM	Owner Type	Private
Last Name	COFFEY	First Name	JAMES
MI		Mobile Phone	2123722057
Telephone	2123722057	Business Name	GFP REAL ESTATE LLC
Business Address	125 PARK AVENUE	City	NEW YORK
State	NY	Zip Code	10009
Business Phone	2123722057	Business Fax	

8. Owner Representative

E-Mail

Relationship to Owner

First Name

Last Name

Phone

Accepted

9. Owner's Statement

(A) I hereby state that I am the owner/owner's representative of the premises referenced in the report associated with this filing. Furthermore, I have received and read a copy of the request associated with this filing and I am aware of the required repairs and/or maintenance, if any and the recommended time frame for same.

(B) I certify that all items noted as SWARMP conditions in the previous cycle's report have been corrected/repared unless I have indicated above that the current inspection report status is UNSAFE as per administrative code article 302, if applicable.

§28-211.1 False statements in certificates, forms, written statements, applications, reports, or certificates of correction. It shall be unlawful for any person to knowingly or negligently make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application, report or certification of the correction of a violation that is either submitted directly to the department or that is generated with the intent that the department rely on its assertions.

☒ I have personally reviewed all information in this submission. I understand and agree that by personally clicking on the box at left I am electronically signing this submission and expressing my agreement with the Statement terms herein. I understand that this electronic signature shall have the same validity and effect as a signature affixed by hand.

Name

JAMES COFFEY

Date :

10/12/2022

QEWI Information

QEWI First Name

STEPHANIE

QEWI Last Name

BUSH

QEWI Address

11 WEST 30TH STREET

Block

30

Lot

19

Cycle

9

BIN

1000855

1. Executive Summary

General Description

The building exterior walls are a cavity wall brick system. There are pre-cast concrete window lintels and pre-cast concrete window sills. The top floor is made of pre-cast concrete panels. Portions of the lower floors and south segment of the building are covered with aluminum and glass curtain walls. There are granite cladding panels located at the first two floor. Ground floor has an aluminum and glass store front that was replaced during latest restoration project.

Scope of Inspection

Howard L. Zimmerman Architects & Engineers, D.P.C. (HLZAE) has been retained to perform a Periodic Inspection of the Exterior Walls and Appurtenances of the Building walls in conformance with New York City regulations. HLZAE's responsibility is limited solely to that of Critical Examination and preparation and filing of the Report. HLZAE carefully reviewed the most recent previous report and any available other reports prior to inspection of the Building. HLZAE utilized a professional standard of care to assess the Building's condition and applied professional knowledge of the properties and characteristics of the materials used in its construction. The inspections were performed and completed in accordance with the Administrative Code and 1 RCNY 103-04. The Report utilizes photographs and diagrams to identify the location(s) of close-up inspections. Conditions noted in the Report are as of the last date of examination only. The condition of the Building will change over time and the rate of change will vary with the type of construction, history of maintenance and repair, and environmental conditions.

Summary of Findings

HLZAE did not observe deterioration or movement at the exterior walls or appurtenances thereto at the time of inspection(s).

Conclusions and Recommendations

1.Conclusion: No UNSAFE or SWARMP conditions were observed at the time of inspection. 2.Recommendation: The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration.The Building is classified as SAFE per the criteria set forth in 1 RCNY 103-04.

A. Building Information

Address	84 PEARL STREET	AKA Address	
Block	30	Lot	19
BIN	1000855	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	JAMES COFFEY
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C. Building Description

Height	+/- 353-0"	Stories	26
Lot & Building Dimensions	19/~253 x 135'	Cert of Occupancy	101955653
Building Use	Commercial	Approx. Year Built	1983

Exterior wall type	Exterior wall material
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CONCRETE FRAME MASONRY CAVITY WALL	CONCRETE GLASS MASONRY OTHER
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Other Wall Material: Aluminum

D. A detailed description of any settlements, repairs, or revisions to exterior enclosures since the previous report

REPAIRS:The Owner has been diligent in maintaining the Building and has recently completed the façade restoration program.1.Work performed:a.Masonry replacement and repointingb.Pre-cast concrete patchingc.Sealant replacementd.Granite panels replacement (by others)MODIFICATIONS:The main roof was replaced, and roof bulkhead was rebuilt to create a new office space. Water towers were replaced with new towers and a new roof railing was installed.

E. Procedures Used in Making the Critical Examination

In performing the Critical Examination visual inspections were conducted and observations were reasonably made of the Building facades and their components via an observation platform (such as a swing stage scaffold, supported scaffold, or boom lift) and from grade level, roofs and setbacks, balconies, and fire escapes as available and accessible at the subject Building and from roofs and setbacks of adjacent buildings when permitted. Magnification equipment, including telephoto camera lenses and binoculars, were utilized during the Critical Examination.Railing locations inspected were reviewed for structural stability and code compliance.HLZAE reviewed industry standards, applicable codes and regulations in effect at the time of the construction of the Building.Conditions not subject to visual review (backup masonry, structural steel framing, concealed clips, etc.) are beyond the scope of this Report.An inspection program was designed taking into consideration the type of construction of the Building's envelope, age of the material components, the façade's specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the façade's history of maintenance and repairs as described in previous reports and job filings.1.Visual Inspections were conducted via observation from the following locations;From street elevations sidewalk, from rear low roof and main roof. 2.The representative sample of this Building's facades was determined to be 10 close-up inspections based on the following criteria;Façade elevation(s) at public right of way measures a total of 565'-0" L.F. = 10 Drops (minimum)22 drops were performed during the latest exterior restoration project3.Physical examination of the railings; Railings were reviewed for signs of significant lateral movement and random movement. The physical examination excluded any probes or invasive/ASTM testing. 4.The representative sample of this Building's railings was determined to be 100% of roofs and setback railings.5.Material testing/probes;Probes and repairs were conducted during an extensive restoration campaign under DOB Job M004694246.Cavity wall probes: The Building was determined to have a cavity wall construction, and probes were performed at 10 locations per the requirements of 1 RCNY 103-04.

F. Rigger Information

QEWI First Name	STEPHANIE	QEWI Last Name	BUSH
Number of person(s) who conducted inspection and his/her relation to QEWI 3			
Person 1	Igor Litwinowicz	Relationship to QEWI	Employee
Person 2	Walter Thompson	Relationship to QEWI	Employee
Person 3	Stephanie Bush	Relationship to QEWI	QEWI Employee
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

Rigger/Operator Info

First Name	Miguel	Middle Initial	
Last Name	Martin	Business Name	Rally Restoration Corp.
Business Address	187 Millar Street	City	Newark
State	NJ	Zip Code	07114
Business Telephone	9732420515	Business Fax	
Mobile Phone		Email	
Rigger License#	6425		

Location(s) of close-up inspection & Plot Details

A physical examination was performed via scaffolds on between 02/15/2021 and 10/18/2021 at the representative portions of the street façade(s) from grade to the top of the exterior as indicated on the diagram attached. Inspections were conducted by Igor Litwinowicz of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Stephanie Bush, RA

Dates of

inspection(s) Comments

2021-02-10	Initial Visual Inspection
2021-02-15	Close Up Inspections through 10/18/2021
2022-08-19	QEWI Final Visual Inspection

G. Description, location(s) and Classification of Conditions Observed

1. Building Envelope and Leaks: There were no reported leaks at the time of the critical examination; the Building envelope is apparently watertight. 2. Façade Components: a. Cavity Wall: Description: The exterior walls are a cavity wall construction of brick masonry units in standard running bond and CMU back-up. Condition: Deteriorated mortar cited in the previous report has been repaired during the restoration campaign under DOB job # M00469424. The brick masonry was observed to be in satisfactory condition during the critical examination. Photo: #1,2,3,4,5,7,8,9,10,18,20 Classification: SAFE b. Cavity Wall Ties: Description: The primary elevations are cavity wall construction and have stainless steel wall ties which are typically spaced 8"-12" horizontally and 8"-14" vertically. Condition: Ties were observed to be firmly anchored with no visual corrosion or loss of material density. The waterproofing and substrate were sound, exhibiting no signs of water infiltration. Code Compliance: The wall ties are considered to be code compliant with the 1968 NYC Building Code. Classification: SAFE c. Granite Cladding: Description: Granite cladding is located at the lower floors of all street elevation Condition: All granite cladding was recently replaced. The granite panels were observed to be in satisfactory condition during the inspection Photo: 22 Classification: SAFE d. Window Frames Description: Window frames are aluminum. Condition: All window frames were observed to be in satisfactory condition during the inspection. Photo: 6,18,20 Classification: SAFE e. Window Lintels Description: Window lintels are made of pre-cast concrete Condition: Some of the lintels were patched during recently completed exterior restoration project and window lintels were observed to be in satisfactory condition during the inspection. Photo: 7,10,20 Classification: SAFE f. Window Sills Description: Windowsills are made of brick masonry. Condition: Numerous windowsills were re pointed during recently completed exterior restoration project. Windowsills were observed to be in satisfactory condition during the inspection Photo: 2,6,18 Classification: SAFE g. Bulkhead Description: There is a large two-story bulkhead on the main roof. The bulkhead consists of glass and aluminum curtain wall. Condition: The entire bulkhead was recently re designed and constructed by another Architect and Contractor. Bulkhead was observed to be in satisfactory condition during the inspection Photo: 11,12,13 Classification: SAFE h. Water Tower Description: There are two water towers on the roof made of wood and supported by steel structure. Condition: Water towers were observed to be in satisfactory condition during the inspection Photo: 14 Classification: SAFE i. Cooling Tower Description: There is a cooling tower on the top of the main roof near the rear courtyard elevations. Condition: The cooling tower was observed to be in satisfactory condition during the inspection Photo: #25 Classification: SAFE

Ga. Appurtenances

a. Entry Marquee Description: The main entrance marquee is supported by the building façade and it is made of a new aluminum structure. Condition: The building's marquee shows no sign of deterioration or disrepair. The marquee is considered to be in satisfactory condition and was observed to be in satisfactory condition during the inspection Photo: #19 Classification: SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Protective GuardsDescription:The main roof protective guards are constructed of cast in place concrete walls 26" high above the roof walking surface. The parapet walls are clad with aluminum. There is a new aluminum and glass railing mounted on top . The railings are 43" high above the main roof level.Condition:The railings are considered to be in satisfactory condition.Code Compliance:The railings are considered to be code compliant with the code in effect at the time of construction. 2022 code.Structural Stability:The railings are considered to be structurally stable at the time of examination. They are positively secured against movement.Photo:15,16Classification:SAFE b.Roof DividersDescription:There are new wood dividers erected on top of the main roof separating mechanical and tenant spaces. Condition:The dividers are considered to be in satisfactory condition.Structural Stability:The Dividers are considered to be structurally stable at the time of examination. They are positively secured against movement.Photo:14Classification:SAFE c.RailingsDescription:The mechanical setback roof railing is constructed of steel and are of a pipe style with at top and bottom rail. Condition:The railing is considered to be in satisfactory condition.Code Compliance:The railings are considered to be code compliant with the code in effect at the time of construction. 1968 code.Structural Stability:The railing is considered to be structurally stable at the time of examination. It is positively secured against movement.Photo:17Classification:SAFE

H. Causes of Conditions Observed

Not applicable. No UNSAFE or SWARMP conditions were observed at the time of inspection

I. Status Report of Exterior Maintenance

Per New York City Building Code Section 28.301.1: all buildings and all parts thereof and all structures shall be maintained in a safe condition. The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration.

Ja. Comparison Chart of Conditions Reported for current and previous cycle

Prior Filing Cycle	8	Current Filing Cycle	9
Prior Filing Status	SWARMP	Current Filing Status	SAFE
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?			No

The 8th Cycle FISP inspection and report, generated by Superstructures Engineers and Architects, was filed on 11/25/2016. with the inspections performed on 12/19/2017. The report has been reviewed and it cited the Building as SWARMP. Conditions Cited in 8th Cycle Report Cited Status of ConditionsHairline cracks at pre-cast concrete. CompletedSealant replacement at granite panels CompletedBrick replacement CompletedBrick re-pointing CompletedGranite panels cracks CompletedAll required work cited in the previous report filing cycle was performed during the restoration campaign under the direction of HLZAE. According to DOB records and our inspections the required work for the 8th Cycle was completed.

Jb. Work permit numbers, status & sign off dates

Job NumberPermit Type Sign-Off DateM00469424DOB Work Permit 06/28/2022.M00250071Shed Permit In process.

Jc. ECB Violation numbers and the status of the repairs of the conditions cited in the ECB violations

None

K. Recommendations for Repairs or Maintenance

No repairs or maintenance are recommended as a result of the Critical Examination. The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration.

L. Required Work Permits

No work has been deemed necessary to be performed as a result of the Critical Examination, therefore no work permits are required.

M. Current Report Classification

SAFE