



PERMITS



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**NYC**  
Buildings



## Technical Report(TR6)

### Compliance Filing # TR6-902700-9A-I1

#### 2. Location

House Number	228	Street Name	LEXINGTON AVENUE
Borough	Manhattan	Block	889
BIN	1018513	Lot	68
Zip Code	10016	C.B No.	105
Control Number	902700		

#### 3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	02/10/2017
Filing Date	04/18/2022	Accepted Date	09/28/2022

#### 4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	03/15/2022	Current Cycle Filing Status	SWARMP
SWARMP Completion Date	2024-12-31	Prior Filing Cycle	8
Prior Filing Sub Cycle	8A	Prior Filing Status	SAFE

#### 5. Building Description

Landmark Building		Landmark District	No
Number of stories	21	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
OTHER	MASONRY

Other Wall Type: Brick Cavity Wall

#### 6. Applicant Information

E-Mail	MGALASSI@HLZIMMERMAN.COM	License Type	Registered Architect
NYS License Number	038568	Last Name	GALASSI
First Name	MASSIMILIANO	MI	
Mobile Phone	9175359287	Business Name	HOWARD L. ZIMMERMAN ARCHITECTS, P.C
Business Address	11 WEST 30TH STREET	City	NEW YORK

State	NY	Zip Code	10001
Business Telephone	2125469393	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	MASSIMILIANO GALASSI	Date :	2022-09-21
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## 7. Owner Information

E-Mail	gp@alginny.com	Owner Type	Private
Last Name	GINSBERG	First Name	LAURENCE
MI		Mobile Phone	2122139600
Telephone	2122139600	Business Name	120 EAST 34TH STREETCO
Business Address	183 MADISON AVE	City	NEW YORK
State	NY	Zip Code	10016
Business Phone	2122139600	Business Fax	

## 8. Owner Representative

E-Mail  
First Name  
Phone

Relationship to Owner  
Last Name

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	LAURENCE GINSBERG	Date :	09/23/2022
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### QEWI Information

QEWI First Name	MASSIMILIANO	QEWI Last Name	GALASSI
QEWI Address	11 WEST 30TH STREET	Block	889
Lot	68	Cycle	9

# 1. Executive Summary

## General Description

Constructed in 1962, the 21-story building located at 120 East 34th Street is a cavity wall construction. There are terraces throughout the building at various levels at all four facades.

## 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 and to document the location of all SWARMP conditions observedConditions 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 observed conditions at the exterior walls and/or appurtenances thereto that require repairs or maintenance, as described in the Report, prior to the next filing cycle in order to prevent deterioration into an unsafe condition. There were no UNSAFE conditions observed at the time of the inspection(s).

## Conclusions and Recommendations

1.Conclusion: No UNSAFE conditions were observed at the time of inspection. SWARMP items shall require repair or maintenance prior to the date indicated in Section K of the Report.2.Recommendation: The Owner should retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address the SWARMP conditions cited in the Report by the deadline indicated in Section K.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 with a REPAIR and MAINTENANCE PROGRAM (SWARMP) per the criteria set forth in 1 RCNY 103-04.

### A. Building Information

Address	228 LEXINGTON AVENUE	AKA Address	
Block	889	Lot	68
BIN	1018513	Landmark Building	
Landmark District	No	Cross Streets	

### B. Owner Information

Owner Type	Private	Owner	LAURENCE GINSBERG
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### C. Building Description

Height	Two Hundred Thirty Five (235) feet (plus/minus)	Stories	21
Lot & Building Dimensions	68/Approximately 118 ft x 188 ft	Cert of Occupancy	102075585
Building Use	Mixed Residential and Commercial	Approx. Year Built	1962
Exterior wall type	Exterior wall material		

OTHER	MASONRY
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Other Wall Type: Brick Cavity Wall

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

REPAIRS:There have been no repairs to the exterior envelope of the Building since the last Cycle filing.MODIFICATIONS:There have been no modifications or revisions to the exterior envelope of the Building since the last Cycle filing.

### 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 close up physical examination (such as a swing stage scaffold, supported scaffold, rope access 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 framing, concealed anchors, 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 specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the history of maintenance and repairs as described in previous reports and job filings.1.Visual Inspections were conducted via observation from the following locations;Grade level at streets, the main roof level, all terraces and backyard.2.The representative sample of this Building's facades was determined to be 6 close-up inspection(s), based on the following criteria;Elevation(s) at Public right of way measures a total of 306 L.F. = 6 Drops minimum.3.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 terrace railings and 100% of roof railings.5.Material testing/probes;Testing/probes were not performed.6.Cavity wall probes: The Building was determined to be cavity wall construction, one probe at each scaffold drop was performed.

### F. Rigger Information

QEWI First Name	MASSIMILIANO	QEWI Last Name	GALASSI
Number of person(s) who conducted inspection and his/her relation to QEWI 3			
Person 1	Alexander Kribas	Relationship to QEWI	Employee
Person 2	Dillon Galvis	Relationship to QEWI	Employee
Person 3	Massimiliano Galassi	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	Brion	Business Name	Canido Basonas Construction Corp.
Business Address	314 48th Street	City	Brooklyn

State	NY	Zip Code	11220
Business Telephone	7188320283	Business Fax	
Mobile Phone		Email	
Rigger License#	5602		

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

A physical examination was performed via suspended scaffolds on February 18, 2022, February 24, 2022 & March 3, 2022. 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 Alexander Kribas and Dillon Galvis of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Massimiliano Galassi, RA

## Dates of

inspection(s)	Comments
2022-01-31	Initial Visual Inspection
2022-02-18	Close Up Inspection
2022-02-24	Close Up Inspection
2022-03-03	Close Up Inspection
2022-02-18	Cavity Wall Probes
2022-02-24	Cavity Wall Probes
2022-03-03	Cavity Wall Probes
2022-03-15	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 water tight.

2. Façade Components:

a. Masonry Wall: Description: The exterior walls are constructed of brick masonry units in standard bond. Condition: Cracked Brick Masonry. Location: Elevation(s): N, EFloor(s): 2, 3, 5, 6, 8, 9, 11, 12, 13, 14, 15, 16, 18, 19 Bay(s): E2, E6, N4, N6, N8, N10, N12 Photo: #4 Classification: SAFE WITH REPAIR AND MAINTENANCE Condition: Deteriorated mortar joints. Location: Elevation(s): N, EFloor(s): 2, 3, 5, 6, 8, 9, 11, 12, 13, 14, 15, 16, 18, 19 Bay(s): E2, E6, N3, N4, N6, N7, N8, N9, N10, N11, N12 Photo: #4, 6 Classification: SAFE WITH REPAIR AND MAINTENANCE

b. Cavity Wall: Description: Probes were opened at the street facades, in compliance with 1 RCNY 103-04. Corrugated metal masonry ties were observed to be spaced 16" maximum vertically and 16" maximum horizontally. Condition: The cavity wall was considered to be in satisfactory condition during the critical examination. The backup masonry and waterproofing were considered to be in satisfactory condition. The masonry ties were considered to be in satisfactory condition and determined to be compliant with the Building Code at the time of construction (1938 Building Code). Photo: Appendix D Classification: SAFE

c. Window Frames: Description: Window frames are aluminum. Condition: The windows were considered to be in satisfactory condition during the critical examination. Photo: #1 Classification: SAFE

d. Relieving Angles: Description: Relieving angles are steel angles. Condition: The relieving angles were considered to be in satisfactory condition during the critical examination. Photo: #2 Classification: SAFE

e. Window Sills: Description: Window sills are made of precast concrete. Condition: Cracks were observed at the window sills. Location: Elevation(s): N, EFloor(s): 5, 8, 9, 10, 12, 13, 14, 15, 16, 18, 19, 20 Bay(s): E2, E6, N4, N7, N11, N12 Photo: #3 Classification: SAFE WITH REPAIR AND MAINTENANCE

f. Bulkhead: Description: Elevator and stairwell bulkheads are constructed of brick masonry cavity walls. Condition: The bulkheads were considered to be in satisfactory condition during the critical examination. Photo: #15 Classification: SAFE

g. Water Tower/ Cooling Tower: Description: The rooftop contains one water tower and one cooling tower supported on steel dunnage. Condition: The water tower and cooling tower were considered to be in satisfactory condition during the critical examination. Photo: #13-14 Classification: SAFE

## Ga. Appurtenances

a.AwningDescription:Awning at the main entrance.Condition:The awning was considered to be in satisfactory condition during the critical examination.Photo:ELEVATION EClassification:SAFEb.SignsDescription:Signs are present on the building.Condition:The signs were considered to be in satisfactory condition during the critical examination.Photo:ELEVATION A, EClassification:SAFEc.Window A/C UnitsDescription:Window AC units are utilized at the Building.Condition:The window AC units were considered to be in satisfactory condition during the critical examination. Window AC units were verified by Building Staff to be installed with either an exterior bracket or interior angle. Building Management, personnel, and residents are to verify that the future installation of window mounted units complies with applicable codes.Photo:#7Classification:SAFEd.EquipmentDescription:There is HVAC equipment on the main roof.Condition:The HVAC equipment was considered to be in satisfactory condition during the critical examination.Photo:#15Classification:SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet walls and copingsDescription:Parapet walls are made of brick masonry with precast concrete coping stones. Metal railings are mounted on the parapet walls, for a total minimum height of 47".Condition:Cracked brick masonry was witnessed at the interior of the parapet wall at the roof.Photo:#9Code Compliance:The parapet walls are considered to be code compliant with the 1938 code.Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFE WITH REPAIR AND MAINTENANCEb.RailingsDescription:Railings are made of steel extrusions mounted at the side of brick masonry parapet walls at the main roof and extruded aluminum posts with glass panels mounted at side of parapet walls at the terraces. The minimum railing height above finished roof was measured to be 47".Condition:The railings were considered to be in satisfactory condition during the critical examination.Photo:#8, 9, 10, 11, 12Code Compliance:The railings are considered to be code compliant with the 1938 code.Structural Stability:The Railings are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFEc.Protective GuardsDescription:Protective guard assembly is comprised of a masonry parapet wall and side mounted railing for total height above finished roof of 47".Condition:The protective guards were considered to be in satisfactory condition during the critical examination.Photo:#8, 9, 10, 11, 12Code Compliance:The protective guards are considered to be code compliant with the 1938 code.Structural Stability:The protective guards are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFEd.Dividers at garage roofDescription:Dividers are present at the rear of the building at south elevation the garage roof.Condition:The dividers were considered to be in satisfactory condition during the critical examination.Photo:Elevation C, DClassification:SAFE

H. Causes of Conditions Observed

Ongoing building deterioration is a result of time and exposure to the elements. No UNSAFE 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	SAFE	Current Filing Status	SWARMP
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 Howard L. Zimmerman Architects & Engineers D.P.C. was filed in February 2017 with the inspections performed on January 23, 2017 & February 8, 2017. The report has been reviewed by HLZAE and it cited the Building as Safe.There was no repair or maintenance work cited in the previous report.

Jb. Work permit numbers, status & sign off dates

None



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

Violation Number Violation Type Violation Resolution35640900Z Unlawfully continued work while on notice of a stop work order. The building is preparing a Certificate of Correction to be submitted to the DOB.

K. Recommendations for Repairs or Maintenance

Repairs and maintenance are recommended as a result of the Critical Examination. The Owner should retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address all SWARMP items listed in Section G, Ga and Gb. Repairs shall be executed prior to the date indicated below and in accordance with permit requirements listed below in Section L.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. 1.Deadline for SWARMP Repairs: December 31, 2024

SWARMP Completion Date 2024-12-31

L. Required Work Permits

1.Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements:a.Masonry replacementb.Sill repairs2.Repair and maintenance items to be performed which do not require a permit:a.Masonry mortar repointing

M. Current Report Classification

SWARMP