



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-902678-9B-I1

2. Location

House Number	461	Street Name	PARK AVENUE SOUTH
Borough	Manhattan	Block	887
BIN	1018457	Lot	1
Zip Code	10016	C.B No.	105
Control Number	902678		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9B	Last Cycle Filing Date	12/17/2018
Filing Date	09/19/2022	Accepted Date	11/14/2022

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	08/23/2022	Current Cycle Filing Status	SWARMP
SWARMP Completion Date	2023-12-01	Prior Filing Cycle	8
Prior Filing Sub Cycle	8B	Prior Filing Status	SAFE

5. Building Description

Landmark Building		Landmark District	No
Number of stories	12	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
MASONRY LOAD-BEARING WALL	MASONRY NATURAL STONE TERRA COTTA

6. Applicant Information

E-Mail	BCHESTER@HLZIMMERMAN.COM	License Type	Professional Engineer
NYS License Number	097115	Last Name	CHESTER
First Name	BRYAN	MI	
Mobile Phone		Business Name	HOWARD L. ZIMMERMAN ARCHITECTS AND

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 BRYAN CHESTER Date : 2022-11-11

7. Owner Information

E-Mail	DSTURNER@BANYANSTREET.COM	Owner Type	Private
Last Name	STURNER	First Name	DAVID
MI		Mobile Phone	2127633503
Telephone	2127633503	Business Name	GAMMON ENTERPRISES, LLC
Business Address	250 PARK AVE. - 1903	City	NEW YORK
State	NY	Zip Code	10177
Business Phone	2127633503	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 DAVID STURNER Date : 11/11/2022

QEWI Information

QEWI First Name	BRYAN	QEWI Last Name	CHESTER
QEWI Address	11 WEST 30TH STREET	Block	887
Lot	1	Cycle	9
BIN	1018457		

1. Executive Summary

General Description

The Building is a 12 Story commercial building located on the northeast corner of Park Avenue South and East 31st Street. The Building is of a pre-war construction. Exterior wall type construction is composed of brick masonry, limestone, stucco and terra cotta. Building has a total of 2 street facing facades and one façade over an adjacent building plaza. On the two street facing facades, the brick masonry is in a Flemish bond and can be found from the 4th floor to the 12th and limestone base from 3rd floor to street. On the north façade is composed of brick masonry in a common bond from the 5th floor to the roof and from the 5th to the street is stucco. Terra cotta is found at the watertable at the 11th floor and at the roof level.

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 observed. 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 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	461 PARK AVENUE SOUTH	AKA Address	
Block	887	Lot	1
BIN	1018457	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	DAVID STURNER
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C. Building Description

Height	141-7	Stories	12
Lot & Building Dimensions	1/100'-0" x 35.17	Cert of Occupancy	0
Building Use	COMMERCIAL & OFFICE BUILDINGS	Approx. Year Built	1935

Exterior wall type	Exterior wall material
MASONRY LOAD-BEARING WALL	MASONRY NATURAL STONE TERRA COTTA

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

REPAIRS: No work was required from the previous amended cycle and no repairs were performed. MODIFICATIONS: Installation of new HVAC and duct work system at the rear and roof of the building. Duct work runs full height of building at rear.

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 stair 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. Window air conditioning units (A/C units) are considered to be seasonal installations and it is Ownership/Management's responsibility to ensure proper installation. HLZAE's observations of installed A/C units are limited to the dates of the inspections. HLZAE is not responsible for A/C units installed after the critical examination is completed or air conditioning units to which access for verification of correct installation was not permitted. 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; Visual inspections were conducted at; grade level—street, roof, fire stair at the subject Building.
2. The façade elevations at the public right-of-way measures a total of 175'-3" L.F., which requires a minimum of 3 drops to comply with the FISP rule. HLZAE performed 5 drops, which exceeds the required number to investigate conditions observed during the general visual.
3. Physical examination of the fire stair 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 fire stairs. The building has one fire stair that runs from the roof level of the building down to the 2nd floor.
5. Cavity wall probes: The Building was determined to not have cavity wall construction, no probes are mandated.

F. Rigger Information

QEWI First Name	BRYAN	QEWI Last Name	CHESTER
Number of person(s) who conducted inspection and his/her relation to QEWI 2			
Person 1	Philip Wong	Relationship to QEWI	Employee
Person 2	Bryan Chester	Relationship to QEWI	QEWI Employee
Person 3		Relationship to QEWI	
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

Rigger/Operator Info

First Name	Jorge	Middle Initial	
Last Name	Nunez	Business Name	Structural Preservations Systems LLC
Business Address	35-21 Vernon Boulevard	City	Long Island City
State	NY	Zip Code	11106
Business Telephone	7183472046	Business Fax	
Mobile Phone		Email	
Rigger License#	6257		

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

A physical examination was performed via industrial rope access on 5/31/2022 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 Philip Wong and Bryan Chester of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Bryan Chester.

Dates of

inspection(s)

Comments

2022-04-27	Initial Visual Inspection
2022-05-31	Close Up Inspections
2022-08-23	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: West and South facades, the brick masonry is in a Flemish bond and is located from the 4th floor to the 12th floor and limestone from the 3rd to the 1st floor. North façade is composed of brick masonry in a common bond from the 6th floor to the roof. North façade masonry is coated with a masonry coating. Condition: Evidence of local shallow brick masonry spalling, masonry cracks and masonry coating failure were observed at the north facade. Spall at northwest corner of roof bulkhead. All loose pieces observed during the critical examination were removed. Limestone on the west and south elevation exhibited signs of cracking. Location: See Appendix F for Condition Locations Photo: #1 thru 4 and 30 Classification: SAFE WITH REPAIR AND MAINTENANCE b. Window Lintels: Description: Window lintels are steel angles at window bay L on the North facade. Arched brick masonry lintels are found on the west and south street facing facades. Condition: Rust jacking was observed to be developing at steel lintel locations at window bay L. Location: See Appendix F for Condition Locations Photo: #5 Classification: SAFE WITH REPAIR AND MAINTENANCE c. Window Frame: Description: Window frames are of wood construction on the south and west facades at the 1st and 2nd floor. Steel window frames are found at Bay L. Aluminum window frames are found on the from the 3rd to the 12th floor. Condition: Wood window frame deterioration and window frame coating deterioration at the wood window frame at window bay B. Location: See Appendix F for Condition Locations Photo: #6 Classification: SAFE WITH REPAIR AND MAINTENANCE d. Window Lite/Glazing: Description: Window lites are of glass construction and wire glass at fire-rated windows. Condition: Wire glass glazing found to be broken at bay L, 6th Floor. Missing Window glazing at Bay M on 5th and 2nd Floor. Location: See Appendix F for Condition Locations Photo: #7 Classification: SAFE WITH REPAIR AND MAINTENANCE e. Window Sills: Description: Window sills are precast concrete. Condition: Window sills were observed to be in satisfactory condition during the critical examination. Photo: #8 Classification: SAFE f. Water Table: Description: The street facing elevations have a terra cotta water table at the 11th floor and roof level. The street facing elevations also have a limestone water table at the 3rd and 4th floor. Condition: Terra cotta water table is exhibiting cracking and evidence of spalling on the south and west façade at the roof and 11th floor. Location: See Appendix F for Condition Locations Photo: #9 thru 12 Classification: SAFE WITH REPAIR AND MAINTENANCE g. Stucco: Description: Stucco is located on the north façade from the 5th floor to the 1st floor. Condition: The stucco was observed to be in satisfactory condition during the critical examination. Photo: #13 Classification: SAFE h. Bulkhead: Description: Bulkheads are of brick masonry and stucco construction. Condition: The bulkheads were observed to be in satisfactory condition during the critical examination. Photo: #14 Classification: SAFE i. Water Tower: Description: Water towers with steel dunnage are located towards the north east portion of the roof. Condition: The water towers were observed to be in satisfactory condition during the critical examination. Photo: #15 Classification: SAFE j. Storefront: Description: Storefront is located at the 1st floor level and is found on the West and South facades. Condition: Storefront renovation was observed on the 1st floor at the time of critical examination. Photo: #26 & 27 Classification: SAFE WITH REPAIR AND MAINTENANCE

Ga. Appurtenances

a.Exterior FixturesDescription:Lighting and security cameras are located on the street facing facades of the ground floor of the building.Condition:Exterior fixtures were observed to be in satisfactory condition during the critical examination.Photo:#17Classification:SAFEb.SignsDescription:Signage was observed above the main entrance. Condition:Signage was observed to be in satisfactory condition during the critical examination.Photo:#17Classification:SAFEc.Window A/C UnitsDescription:Window A/C units are installed at the building. No through wall air conditioning sleeves were observed at the time of inspection. Building management , personnel and residents are to verify that the installation of window ac units comply with acceptable codes and regulations.Condition:Window AC unit supports were observed to not properly be supported at the time of critical examination.Location:See Appendix F for Condition LocationsPhoto:#18Classification:SAFE WITH REPAIR AND MAINTENANCED.Communication EquipmentDescription:Communication equipment is installed at the roof level.Condition:Communication equipment observed to be anchored directly and in satisfactory condition.Location:See Appendix F for Condition LocationsPhoto:#19Classification:SAFEe.HVAC Duct WorkDescription:New HVAC duct work installed at the rear of the building on the North façade.Condition:HVAC duct work observed to be anchored directly and in satisfactory condition during the critical examination.Photo:#28Classification:SAFEf.Galvanized Steel Roof Dunnage Supporting HVAC EquipmentDescription:Galvanized steel roof dunnage supporting HVAC equipment is located on the roof.Condition:Galvanized steel roof dunnage supporting HVAC equipment observed to be anchored directly and in satisfactory condition during the critical examination.Photo:#29Classification:SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The parapet wall is comprised of a 42" masonry parapet wall including a 4" coping stone for total height above finished roof of 46". Parapet wall is compliant with the 1915 building code.Condition:Parapet wall was observed to be in satisfactory condition during the critical examination.Photo:#20Code Compliance:The parapet walls are considered to be code compliant with the code in effect at the time of construction.Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFEb.Fire Stair TowerDescription:The fire stair tower is a painted steel frame with landings at each floor and is located in the rear of the building, extending from the roof to the second floor.Condition:Top of rails measure at a height of 56". Rails and treads were observed to be secured at the time of critical examination. Anchor points were observed to be secured to the masonry wall façade. The steel members and particularly connections are nearing the end of their service life. Connections suffer from a build up of rust between faying surfaces throughout. It is evident that a menagerie of repairs have been performed over many decades to the steel members throughout. The paint is deteriorated and failing throughout. The fire stair is safe for use but in need of replacement. Location:See Appendix F for Condition LocationsPhoto:#21 thru 25Structural Stability:The fire stair is considered to be structurally stable at the time of examination. The stair is positively secured against any movement.Classification:SAFE WITH REPAIR AND MAINTENANCE

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 amended 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects, PC was filed on 12/17/2018 with the inspections performed on 12/13/2018 The report has been reviewed by HLZAE and it cited the Building as Safe. Conditions Cited in 8th Cycle ReportCited Status of ConditionsN/A N/AThere 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

None

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 1, 2023.

SWARMP Completion Date	2023-12-01
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L. Required Work Permits

1. Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements: a. Terra Cotta Repairs b. Masonry Repairs c. Lintel Replacement d. Fire Stair Tower Replacement e. Limestone Repairs f. Storefront Renovation Completion 2. Repair and maintenance items to be performed which do not require a permit: a. Painting of Fire Stairs b. Glazing Replacement c. Window frame repairs d. AC Unit support repairs

M. Current Report Classification

SWARMP