



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

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Technical Report(TR6)

Compliance Filing # TR6-902805-9A-I1

2. Location

House Number	245	Street Name	EAST 25 STREET
Borough	Manhattan	Block	906
BIN	1019831	Lot	24
Zip Code	10010	C.B No.	106
Control Number	902805		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	06/10/2016
Filing Date	04/07/2022	Accepted Date	04/13/2022

4. Inspection Report Status Information

Current Cycle: Last QEWI	03/21/2022	Current Cycle Filing Status	UNSAFE
Inspection Date			
UNSAFE 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	

Exterior Wall Type

OTHER

Other Wall Type: Brick Cavity Wall

Exterior Wall Material

OTHER

Other Wall Material: Brick Masonry

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

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 : 2022-03-25

7. Owner Information

E-Mail	akamnycompliance@akam.com	Owner Type	Private
Last Name	ASSOCIATES	First Name	AKAM
MI		Mobile Phone	2129860001
Telephone	2129860001	Business Name	245 E 25 REALTY CORP
Business Address	260 MADISON AVENUE,	City	NEW YORK
State	NY	Zip Code	10016
Business Phone	2129860001	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	AKAM ASSOCIATES	Date :	04/07/2022
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QEWI Information

QEWI First Name	STEPHANIE	QEWI Last Name	BUSH
QEWI Address	11 WEST 30TH STREET	Block	906
Lot	24	Cycle	9
BIN	1019831		

1. Executive Summary

General Description

The Building is twenty-one stories with brick cavity walls. The first floor is clad with brick tiles and stone panels and the main entrance is covered by a canopy roof. The 14th,15th, 17th, 18th and 19th floors have terrace setbacks and there is a bulkhead on the main roof constructed of solid brick masonry and cavity brick masonry.

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 UNSAFE and 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 prompt repair as described in the Report. HLZAE also observed conditions that require repairs or maintenance prior to the next filing cycle in order to prevent deterioration into an unsafe condition.

Conclusions and Recommendations

1.Conclusion: UNSAFE conditions were observed at the time of inspection(s) that require immediate attention to eliminate potential hazards to the public. SWARMP items observed at the time of inspection(s) shall require repair or maintenance prior to the date indicated in Section K of the Report.2.Recommendation: No unsafe condition was observed at the street elevations of the building. The unsafe conditions observed were at the rear of the building. The unsafe conditions are over a garage roof which is inaccessible to the public therefore the installation of a sidewalk shed is not necessary. The QEWI shall apply for an initial extension of time with the DOB, if requested by the Owner, upon installation of the sidewalk shed. The Owner should, without delay, retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address the UNSAFE condition(s) and similarly to address the SWARMP items within the timeline cited in the Report. 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 UNSAFE per the criteria set forth in 1 RCNY 103-04. A FISP 3 Notification Form has been submitted to the Department upon discovery of the unsafe condition and prior to the submission of this Report.

A. Building Information

Address	245 EAST 25 STREET	AKA Address	
Block	906	Lot	24
BIN	1019831	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	AKAM ASSOCIATES
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C. Building Description

Height	Approximately 97'-0"	Stories	21
Lot & Building Dimensions	24/Approximately 155'-0" x 92'-0"	Cert of Occupancy	116944
Building Use	COMMERCIAL & RESIDENTIAL BUILDING	Approx. Year Built	1964
Exterior wall type		Exterior wall material	

OTHER	OTHER
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Other Wall Type: Brick Cavity Wall

Other Wall Material: Brick Masonry

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

REPAIRS:Exterior repairs were performed in 2018 on the 14th floor as per plans submitted. 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 Building's specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the history of exterior wall 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, 15th,16th, 18th, 19th & 20th floor terraces.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 283 L.F. = 6 Drops. A total of 5 drops were performed at the street elevations where SWARMP conditions were witnessed. 1 drop was performed at the rear of the building where UNSAFE conditions were observed.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 70% of terrace railings & 100% of roof railings.5.Material testing/probes;Testing/probes for investigations were not performed.6.Cavity wall probes: The Building was determined to be cavity wall construction, one probe per close up was performed as required.

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	Yuri Karpinovich	Relationship to QEWI	Employee
Person 2	Alexander Kribas	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	Janusz	Middle Initial
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Last Name	Grabinski	Business Name	Jepol Construction Inc.
Business Address	60-80 60th Lane	City	Maspeth
State	NY	Zip Code	11378
Business Telephone	7185059210	Business Fax	
Mobile Phone		Email	
Rigger License#	5925		

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

A physical examination was performed via suspended scaffold on 2/22/2022 at the north elevation, via supported scaffold on 3/10/2022 & 3/11/2022 at the east and south elevations and via boom truck on 2/26/2022 & 2/27/2022 at the east and south elevations from grade to the top of the exterior as indicated on the diagram attached. Inspections were conducted by Alexander Kribas and Yuri Karpinovich of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Stephanie Bush, RA

Dates of inspection(s) Comments

2021-11-19	Initial Visual Inspection
2022-02-22	Close Up Inspections
2022-02-26	& 2/27/2022 Close Up Inspections
2022-03-10	& 3/11/2022 Close Up Inspections
2022-02-26	& 2/27/2022 Cavity Wall Probes
2022-03-10	& 3/11/2022 Cavity Wall Probes
2022-03-21	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. Cavity Wall: Description: The exterior walls are constructed of brick masonry units in standard bond. Condition: Cracks at the brick masonry were observed. Location: Elevation(s): N, S, E, W Floor(s): 6, 10, 11, 13, 14, 15, 16, 17, 20 Bay(s): A, B, C, D, E Photo: 7, 13, 14 Classification: SAFE WITH REPAIR AND MAINTENANCE Condition: Spalling and bowing of brick masonry was observed at the rear of the building. Location: Elevation(s): N Floor(s): 17, 20 Bay(s): F Photo: 4, 5 Classification: UNSAFE b. Wall ties: Description: The primary elevations are cavity wall construction. Condition: The cavity wall was in satisfactory condition. The backup masonry consists of concrete masonry units. The backup masonry and waterproofing were in satisfactory condition. Brick masonry ties were observed to be spaced 8 to 20 inches on center. Classification: SAFE c. Window Frames Description: Window frames are aluminum. Condition: The windows were observed to be in satisfactory condition during the critical examination. Photo: 1 Classification: SAFE d. Window Relieving angles Description: Window relieving angles are steel angles. Condition: Rust was observed to be developing at steel lintel locations. Location: Elevation(s): N Floor(s): 19 Bay(s): F Photo: 8 Classification: SAFE WITH REPAIR AND MAINTENANCE e. Window Sills Description: Window sills are precast concrete. Condition: Cracks were observed at the window sills. Location: Elevation(s): N Floor(s): 13, 17 Bay(s): F Photo: 2, 3 Classification: UNSAFE f. Bulkhead Description: Roof bulkhead is constructed of CMU units and finished on the outside with face brick. Condition: Bulkhead was considered to be in satisfactory condition during the critical examination. Photo: 9 Classification: SAFE g. Expansion Joints Description: Expansion joints were present at the building. Condition: Expansion joints were considered to be in satisfactory condition during the critical examination. Photo: 10 Classification: SAFE

Ga. Appurtenances

a. Exterior Fixtures Description: Awning at the main entrance. Condition: Awning was considered to be in satisfactory condition during the critical examination. Photo: 18 Classification: SAFE b. Signs Description: Signs were observed at the building street elevations. Condition: Signs were considered to be in satisfactory condition during the critical examination. Photo: ELEVATION A Classification: SAFE c. Equipment Description: There is HVAC equipment on the main roof. Condition: The HVAC equipment was considered to be in satisfactory condition during the critical examination. Photo: 9 Classification: SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The parapet wall is comprised of a 43" masonry parapet wall including a metal coping cover.Condition: Vertical crack at inner side of parapet wall was observed due to lack of expansion joint.Photo: 10-11Code 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 at the terraces are steel picket style top mounted to the parapet walls. The railing height is 45" above finished floor with pickets that have a maximum spacing of 3".Condition:Railings were considered to be in satisfactory condition during the critical examination.Photo: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 movement.Classification:SAFE

H. Causes of Conditions Observed

UNSAFE conditions were observed at the time of inspection as stated above in Section G, Ga. and Gb. The UNSAFE conditions are a result of time and exposure to the elements. Additional SWARMP conditions were observed at the time of inspection as stated above in Section G, Ga. and Gb.An Unsafe Notification (FISP3) was completed and submitted to the DOB following the inspection. The Owner was notified of the Building's condition and was instructed to install a sidewalk shed immediately.

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	UNSAFE
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 LAWLESS & MANGIONE, LLP was filed on 6/10/2016. with the inspections performed by William Struth. 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

Job NumberPermit Type Sign-Off Date123454234 Facade restoration on the 14th floor as per plans submitted.05/30/2018

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

Violation NumberPermit Type35210418K Failure to maintain exterior building walls and appurtenances.

K. Recommendations for Repairs or Maintenance

Repairs and maintenance are recommended as a result of the Critical Examination. All UNSAFE items listed in Section G, Ga. and Gb. shall be repaired without delay. All SWARMP items listed in Section G, Ga. and Gb. shall be repaired prior to the date indicated below.1.Deadline for SWARMP Repairs: December 31, 2024All UNSAFE items listed in Section G, Ga. and Gb. shall be repaired prior to the date indicated below.1.Deadline for UNSAFE Repairs: December 31, 2024The 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 Owner is responsible for ensuring the UNSAFE conditions described in section G, Ga and Gb. are corrected and all actions recommended by the QEWI are completed within the timeframe noted above. The Owner must notify the DOB of any deviation from the timeframe and supporting documents from the QEWI justifying the request must be provided when submitting the Subsequent report.

UNSAFE Completion Date2024-12-31

L. Required Work Permits

1.Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements:a.Masonry Replacementb.Lintel Replacementc.Sill Replacement2.Repair and maintenance items to be performed which do not require a permit:a.Masonry mortar repointing

M. Current Report Classification

UNSAFE