



PERMITS



PAYMENTS



APPOINTMENTS

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**NYC**  
Buildings

Accepted



## Technical Report(TR6)

### Compliance Filing # TR6-902729-9C-I1

#### 2. Location

House Number	45	Street Name	PARK AVENUE
Borough	Manhattan	Block	892
BIN	1087674	Lot	7503
Zip Code	10016	C.B No.	106
Control Number	902729		

#### 3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9C	Last Cycle Filing Date	09/28/2017
Filing Date	08/16/2023	Accepted Date	08/28/2023

#### 4. Inspection Report Status Information

Current Cycle: Last QEWI	08/15/2023	Current Cycle Filing Status	SAFE
Inspection Date			
Prior Filing Cycle	8	Prior Filing Sub Cycle	8C
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	CAST STONE CONCRETE MASONRY

Other Wall Type: Precast Concrete Panel

#### 6. Applicant Information

E-Mail	ATAJZLER@HLZIMMERMAN.COM	License Type	Registered Architect
NYS License Number	038790	Last Name	TAJZLER
First Name	ALEXEI	MI	

Mobile Phone		Business Name	HOWARD L. ZIMMERMAN ARCHITECTS, PC
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                      ALEXEI TAJZLER      Date :                      2023-08-16

## 7. Owner Information

E-Mail	COMPLIANCE.NY@FSRESIDENTIAL.COM	Owner Type	Private
Last Name	RESIDENTIAL	First Name	FIRSTSERVICE
MI		Mobile Phone	2126348900
Telephone	2126348900	Business Name	45 Park Avenue Condo
Business Address	575 FIFTH AVENUE	City	NEW YORK
State	NY	Zip Code	10017
Business Phone	2126348900	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/repaired 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 FIRSTSERVICE  
RESIDENTIAL

Date : 08/16/2023

## QEWI Information

QEWI First Name

ALEXEI

QEWI Last Name

TAJZLER

QEWI Address

11 WEST 30TH STREET

Block

892

# 1. Executive Summary

## General Description

45 Park Avenue is a mixed-use building located on the southeastern corner of East 37th Street and Park Avenue. It is 21 stories with one level of setbacks and is compromised of concrete frame structure and concrete panels on the exterior with punched out windows and Juliette balconies. At grade is a commercial storefront and the remainder of the building is a residential condominium.

## 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	45 PARK AVENUE	AKA Address	
Block	892	Lot	7503
BIN	1087674	Landmark Building	
Landmark District	No	Cross Streets	

## B. Owner Information

Owner Type	Private	Owner	FIRSTSERVICE RESIDENTIAL
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## C. Building Description

Height	280'-0"	Stories	21
Lot & Building Dimensions	7503/99'x105'	Cert of Occupancy	16425049OT
Building Use	Mixed Use	Approx. Year Built	2006
Exterior wall type	Exterior wall material		

OTHER	CAST STONE CONCRETE MASONRY
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Other Wall Type: Precast Concrete Panel

### 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 cycle and no repairs were performed.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 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.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 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;Visual Inspections were performed from the grade level on Park Avenue and 37th Street, from the rear courtyard, from the 17th floor terrace North and West portions, and the main roof of the building. 2.The façade elevations at the public right-of-way measures a total of 175 L.F., which requires a minimum of 3 drops to comply with the FISP rule. HLZAE performed 4 drops to meet this requirement which exceeds the required number in order to further investigate conditions observed by the general visual inspection. 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 15% of Juliette balcony railings (42 of 295), 100% of terrace railings, 100% of roof railings. 15% of the Juliette balconies were inspected as the dimensions and materials are uniform, relatively new in age, and no items of concern were discovered during the inspection process. 5.Material testing/probes;No testing or probes were deemed necessary. 6.Cavity wall probes: The Building was determined to not have cavity wall construction at the rear and street facades, no probes are mandated.The Building was built in 2008 and Original Architectural Construction Drawings by Costa Kondylis & Partners, LLP from December 2004 and Engineered Shop Drawings by Global Precast Inc. from January 2006 were provided demonstrating in both plans and detailed sections that no cavity is present within the concrete panel construction.

### F. Rigger Information

QEWI First Name	ALEXEI	QEWI Last Name	TAJZLER
Number of person(s) who conducted inspection and his/her relation to QEWI 3			
Person 1	Radhika Dash	Relationship to QEWI	Employee

Person 2	Thomas Pentoney	Relationship to QEWI	Employee
Person 3	Alexei Tajzler	Relationship to QEWI	QEWI Employee
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

Rigger/Operator Info

First Name	Middle Initial
Last Name	Business Name
Business Address	City
State	Zip Code
Business Telephone	Business Fax
Mobile Phone	Email
Rigger License#	

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

A physical examination was performed via industrial rope access on 6/12/2023 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 Radhika Dash and Thomas Pentoney of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Alexei Tajzler, RA. Rigger Information:Name:Jorge G. NunezCompany:Structural Preservation SystemsAddress:104 Wagaraw Road, Hawthorne, NJ 07506Telephone:(973) 901-2738License:6257

Dates of inspection(s)      Comments

2023-03-27	Initial Visual Inspection
2023-06-12	Close Up Inspections
2023-08-15	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 (at Panels):Description:The exterior walls are constructed of brick masonry units fully installed within concrete precast panels.Condition:Previous minor spalls (most likely from the installation process) and minor flaking of the pigment from the false mortar joints were observed during the critical examination but brick masonry is sound and in satisfactory condition. The bricks are fully set within the concrete panel structure as observed upon reviewing the Construction and Shop Drawings. Photos:1-4Classification:SAFEb.ConcreteDescription:Architectural elements of the concrete panels are present to mimic columns and spandrel panels. Condition:The concrete was observed to be in satisfactory condition during the critical examination. Previous repaired noted are sound and secure. Photos:4-6Classification:SAFE c.Window LintelsDescription:Steel lintels are present at the bulkhead only. Condition:The lintels were observed to be in satisfactory condition during the critical examination.Photo:7Classification:SAFE d.WindowsDescription:There are aluminum clad punch-out windows at each floor.Condition:The windows were observed to be in satisfactory condition during the critical examination.Photos:6, 10Classification:SAFE e.Window SillsDescription:The sills are either part of the concrete panel system or aluminum cladding. Condition:The sills were observed to be in satisfactory condition during the critical examination.Photo:6Classification:SAFE f.Cornice:Description:The 16th floor setback and main rooftop have a precast panel cornice. Condition:The cornices were observed to be in satisfactory condition during the critical examination.Photos:8,9Classification:SAFE g.Plinth CourseDescription:The first two stories are concrete pre-cast panels with a granite base plinth course with punch out windows. Condition:The plinth course was observed to be in satisfactory condition during the critical examination.Photo:10Classification:SAFE h.Juliette BalconiesDescription:At nearly every floor above the 3rd there are narrow metal Juliette balconies at the double French door openings. Condition:The Juliette balconies were observed to be in satisfactory condition during the critical examination.Photos:5, 22, 23Classification:SAFE i.Expansion JointsDescription:There are horizontal and vertical expansion joints at each concrete panel connection. Condition:The expansion joints were observed to be in satisfactory condition during the critical examination.Photos:11, 12Classification:SAFE j.OrnamentationDescription:There is various concrete ornamentation as watertables. Condition:Previous minor spalls (most likely from the installation process) were observed during the critical examination but the ornamentation is sound and in satisfactory condition. Photo:12Classification:SAFE k.BulkheadDescription:The bulkhead is brick masonry which contains the elevator machine room. Condition:The bulkhead was observed to be in satisfactory condition during the critical examination.Photo:13Classification:SAFE

## Ga. Appurtenances

a.Exterior FixturesDescription:There are selective light fixtures and security cameras attached to the façade of the building. Condition:The exterior fixtures were observed to be in satisfactory condition during the critical examination.Photo:14Classification:SAFEb.SignsDescription:There is metal letter signage for medical commercial space on the ground floor only. Condition:The signage was observed to be in satisfactory condition during the critical examination.Photo:15Classification:SAFEc.MarqueeDescription:There is a single metal and glass marquee above the main residential entrance. Condition:The marquee was observed to be in satisfactory condition during the critical examination.Photo:16Classification:SAFE

## Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The parapet wall at the bulkhead roof and setback roof is comprised of a 38" concrete panel parapet wall including a 4" metal cladding coping cover for total height above finished roof of 42". At the main rooftop the parapet is 47" AFF. Condition:The parapet walls are considered to be in satisfactory condition during the critical examination.Code Compliance:The parapet walls are considered to be code compliant with the code in effect at the time of construction. This is code compliant with 1968 NYC Building Code. Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against movement.Photos:17-20Classification:SAFEb.Juliette Balcony RailingsDescription:Railings are steel picket style side mounted to window jambs within the double French door masonry opening. The railing height is 42" above finished floor with pickets that have a maximum spacing of 4". This is code compliant with 1968 NYC Building Code.Condition:The railings are considered to be in satisfactory condition during the critical examination.Code Compliance:The railings are considered to be code compliant with the code in effect at the time of construction.Structural Stability:The railings are considered to be structurally stable at the time of examination. They are positively secured against movement.Photos:21,22Classification:SAFEc.Protective GuardsDescription:Protective guard assembly at the terraces is comprised of a 29"-31" concrete precast panel parapet wall and side mounted aluminum picket railing for total height above finished roof of 45". The pickets have a maximum spacing of 4.5". The 1702 Unit has an additional 58" of a clear polycarbonate assembly acting as a wind barrier which is anchored to the railing and is fully secure. This is code compliant with 1968 NYC Building Code.Condition:The protective guards are considered to be in satisfactory condition during the critical examination.Code Compliance:The protective guards are considered to be code compliant with the code in effect at the time of construction.Structural Stability:The protective guards are considered to be structurally stable at the time of examination. They are positively secured against movement.Photo:23Classification: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	SAFE	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 Howard L. Zimmerman, was filed on 9/28/2017 with the inspections performed on 8/10/2017 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

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