



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-900084-9A-I1

2. Location

House Number	38	Street Name	EXCHANGE PLACE
Borough	Manhattan	Block	25
BIN	1000825	Lot	27
Zip Code	10004	C.B No.	101
Control Number	900084		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	03/06/2018
Filing Date	02/21/2022	Accepted Date	07/29/2022

4. Inspection Report Status Information

Current Cycle: Last QEWI	02/11/2022	Current Cycle Filing Status	SWARMP
Inspection Date			
SWARMP Completion Date	2025-12-31	Prior Filing Cycle	8
Prior Filing Sub Cycle	8A	Prior Filing Status	SAFE

5. Building Description

Landmark Building		Landmark District	No
Number of stories	20	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	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 : 2022-02-22

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	40 X OWNER 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

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 : 02/22/2022

QEWI Information

QEWI First Name	STEPHANIE	QEWI Last Name	BUSH
QEWI Address	11 WEST 30TH STREET	Block	25
Lot	27	Cycle	9
BIN	1000825		

1. Executive Summary

General Description

The Building envelope is bonded brick masonry wall. There are decorative terra cotta panels throughout all elevations, the window lintels are steel, and windowsills are mixed limestone and terra cotta. There are cast iron decorative panels at tower. Windows and window frames at all elevations are aluminum. Parapet wall copings are terra cotta and the lower two floors have cast iron window frames.

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.

A. Building Information

Address	38 EXCHANGE PLACE	AKA Address	
Block	25	Lot	27
BIN	1000825	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	JAMES COFFEY
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C. Building Description

Height	220'	Stories	20
Lot & Building Dimensions	70' x 107'	Cert of Occupancy	004767
Building Use	Commercial	Approx. Year Built	1902

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 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 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;Street Elevations , Main roof , Fire escapes2.The representative sample of this Building's facades was determined to be 7 close-up inspection(s), based on the following criteria;Due to the amount of terra cotta on this building, an additional close-up inspection was performed to ensure the stability of the terra cotta.Elevation(s) at Public right of way measures a total of 336'-2" 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 railings, 100% of roof and fire escape railings5.Material testing/probes;No probes were performed6.Cavity wall probes: The Building was determined to not have cavity wall construction, no probes are mandated.

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	Yuri Karpinovich	Relationship to QEWI	Employee
Person 3	Stephanie Bush	Relationship to QEWI	Self
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

Rigger/Operator Info

First Name	Climaco	Middle Initial	
Last Name	Paque	Business Name	Paque Construction Inc.
Business Address	1378 60th Street	City	Brooklyn
State	NY	Zip Code	11219
Business Telephone	7184354834	Business Fax	
Mobile Phone		Email	

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

A physical examination was performed via scaffold between 02/09/2022 and 02/18/2022 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 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
2022-02-09	Close up Inspection
2022-02-18	Close up Inspection
2022-02-11	QEWI Final Inspection
2022-02-02	Initial 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 common bond. Condition: The brick masonry was observed to be in satisfactory condition during the critical examination. There is a hairline crack at the northwest corner of the north elevation. Location: Elevation(s): N Floor(s): 10th Bay(s): A Photo: 1,2,3,4,5,6,10,11,29 Classification: SAFE WITH REPAIR AND MAINTENANCE

b. Limestone Water Table: Description: The limestone water table is located at the 2nd and 4th floors of the street elevations Condition: The limestone shows signs no deterioration and was observed to be in satisfactory condition during the inspection Photo: 15,30 Classification: SAFE

c. Ornament: Description: Decorative terra cotta is located at all floors of the street facing elevations. Condition: Terra-cotta was observed to have several hairline cracks and past crack repairs. Terra cotta was sounded and considered to be secure Location: Elevation(s): E, N Floor(s): 7, 9, 10, 12, 14, 15, 16 Bay(s): A, C, D, F Photo: 13, 14, 16, 17, 18, 19, 22, 23, 26, 27, 29 Classification: SAFE WITH REPAIR AND MAINTENANCE

d. Window Frames: Description: Window frames are aluminum Condition: All window frames were observed to be in satisfactory condition during the inspections. Photo: 1, 2, 7, 11 Classification: SAFE

e. Window Lintels: Description: Window lintels are steel and limestone at the rear elevations and terra cotta at street elevation. Condition: The window lintels were observed to be in satisfactory condition during the inspections. Terra cotta was sounded and considered to be secure Photo: 1, 2, 3, 4, 7, 8, 11, 12 Classification: SAFE

f. Window Sills: Description: Window sills are terra cotta and mix of limestone and precast concrete at the rear elevations. Location: Elevation(s): N Floor(s): 9, 12 Bay(s): C Condition: The limestone and pre-cast sills were observed to be in satisfactory condition. Some of the terra cotta window sills with old cracks need to be addressed. Terra cotta was sounded and considered to be secure Photo: 1, 2, 4, 5, 25, 26, 22 Classification: SAFE WITH REPAIR AND MAINTENANCE

g. Bulkhead: Description: Three bulkheads on top of the main roof are built of brick masonry with and aluminum cladding Condition: Bulkheads was observed to be in satisfactory condition during the inspections. Photo: 41 Classification: SAFE

h. Limestone Plinth Description: Limestone plinth elements are located at three bottom floors of the street elevations Condition: The limestone was observed to be in satisfactory condition during the inspections. Photo: 15, 25 Classification: SAFE

i. Granite Cladding: Description: The granite cladding is installed at the main entrance Condition: The granite shows signs no deterioration and was observed to be in satisfactory condition during the inspection Photo: 20, 31 Classification: SAFE

j. Copper Cornice and Decorative Band Description: The primary elevations have a decorative copper cornice and decorative copper ornamental band at 20th floor. Condition: The coper cornice was observed to be in satisfactory condition during the inspection. The decorative band had one location with missing screws. The copper was sounded and considered to be secure Location: Elevation(s): N Floor(s): 20 Bay(s): B Photo: 11, 21, Classification: SAFE WITH REPAIR AND MAINTENANCE

k. Water Tower: Description: There are two wood water towers on the main roof. Condition: Water towers were observed to be in satisfactory condition during the inspections. Photo: # 41 Classification: SAFE

Ga. Appurtenances

a.Rear Elevation Metal ChimneyDescription:There is a rear courtyard metal chimney anchored to the building walls running from ground floor to the top of the roof bulkhead. Condition:The chimney was observed to be in satisfactory condition during the inspection. It was securely attached.Photo:40Classification:SAFEb.Communication EquipmentDescription:Telecommunications antennas are equipment are placed on dunnages at main roof northeast and southeast corners and at the west portion of the roof. Condition:The building's communication equipment was observed to be in satisfactory condition during the inspection. It was securely attached. Photo:37,38,42Classification:SAFEc.CanopyDescription:The street store canopy is supported by the building façade Condition:The building's canopy shows no sign of deterioration or disrepair. The canopy was observed to be in satisfactory condition during the inspectionPhoto:31Classification:SAFEd.MarqueeDescription:The main entrance Marquee is made of steel, aluminum and glass. Condition:The building's Marquee shows no sign of deterioration or disrepair. The Marquee was observed to be in satisfactory condition during the inspectionPhoto:24Classification:SAFEe.Window A/C UnitsDescription:There is a small number of window A/C units at the rear courtyard facades. . Condition:The A/C units were observed to be securely installed and were observed to be in satisfactory condition during the inspections.Classification:SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:Top roof parapet walls are 3 wythe brick masonry topped with mix of terra cotta and pre-cast concrete copings. The parapet walls are only 28" in height. Condition:The Parapet walls and copings are considered to be in satisfactory condition.Code Compliance:The main roof parapet walls are not considered to be code compliant with the code in effect at the time of construction. 1938 code. New railing must be installed. Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against movement.Location:Elevation(s): S,W Floor(s): RoofBay(s): Rear courtyard. See SWARMP Plan.Photo:39Classification:SAFE WITH REPAIR AND MAINTENANCEb.RailingsDescription:The roof railing consists of steel pipe and picket railing. The top of the railing is 43" above the roof level with pickets that have a maximum spacing of 4Condition:The Parapet walls are considered to be in satisfactory condition.Code Compliance:The railing are considered to be code compliant with the code in effect at the time of construction. 1938 code. Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against movement.Photo:36Classification:SAFEc.Fire EscapeDescription:The fire escapes are painted steel with baskets at each floor, a drop ladder to grade and are located in the rear courtyard.Condition:The railing height is 42" above fire escape floor with pickets that have a maximum spacing of 4". The threads are steel. The rails, platforms and threads are observed to be in satisfactory condition during the inspections. The paint was observed to be in satisfactory conditionPhoto:# 34,35Structural Stability:The fire escape is considered to be structurally stable at the time of examination. It is positively secured against any movement.Classification: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 initial 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects, was filed on 03/06/2018. with the inspections performed on 04/24/2018. The report has been reviewed by HLZA 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

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 31, 2025

SWARMP Completion Date 2025-12-31

L. Required Work Permits

1. Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements: a. Terra cotta repairs and replacement. b. Miscellaneous brick replacement c. New railing installation d. Decorative copper repairs 2. Repair and maintenance items to be performed which do not require a permit:

M. Current Report Classification

SWARMP