



PERMITS



PAYMENTS



APPOINTMENTS

DOB

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NYC
Buildings



Technical Report(TR6)

Compliance Filing # TR6-902804-9A-I1

2. Location

House Number	341	Street Name	THIRD AVENUE
Borough	Manhattan	Block	906
BIN	1019821	Lot	1
Zip Code	10010	C.B No.	106
Control Number	902804		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	07/22/2015
Filing Date	02/21/2022	Accepted Date	03/07/2022

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	02/10/2022	Current Cycle Filing Status	UNSAFE
UNSAFE Completion Date	2022-09-01	Prior Filing Cycle	8
Prior Filing Sub Cycle	8A	Prior Filing Status	SWAMP

5. Building Description

Landmark Building		Landmark District	No
Number of stories	18	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
CONCRETE FRAME	MASONRY
MASONRY CAVITY WALL	NATURAL STONE

6. Applicant Information

E-Mail	ISHTULBERG@HOTMAIL.COM	License Type	Professional Engineer
NYS License Number	085028	Last Name	SHTULBERG
First Name	ILYA	MI	
Mobile Phone	9174173645	Business Name	ILYA SHTULBERG, PE
Business Address	1900 QUENTIN RD., D5	City	BROOKLYN
State	NY	Zip Code	11229
Business Telephone	9174173645	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 ILYA SHTULBERG Date : 2022-02-20

7. Owner Information

E-Mail	Steven.Furman@ellimanpm.com	Owner Type	Private
Last Name	FURMAN	First Name	STEVEN
MI		Mobile Phone	2123502867
Telephone	2123502867	Business Name	201 25 Owners Corp.
Business Address	675 3RD AVE.	City	NEW YORK
State	NY	Zip Code	10017
Business Phone	2123502867	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 STEVEN FURMAN Date : 02/21/2022

QEWI Information

QEWI First Name	ILYA	QEWI Last Name	SHTULBERG
QEWI Address	1900 QUENTIN RD., D5	Block	906
Lot	1	Cycle	9
BIN	1019821		

1. Executive Summary

General Description

The subject building is an 18-story residential tower with commercial use on the ground floor. The exterior facades are comprised of common red and grey brick masonry cavity wall with steel shelf-angles at every floor, bolted to the concrete structural frame. The building has setbacks on the 16th and 18th floor levels at the West and South facades. The building walls at the setbacks are the same construction at the primary building walls. The main roof is surrounded by full height brick parapets, topped with precast concrete coping stones at the West and South facades, and camel back terra cotta coping stones at the East and North facades. Terraces at the 16th and 18th floors are surrounded by protective guards.

Scope of Inspection

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 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 were cited as SWARMP in the previous FISP Report that were not corrected as of the date of the inspection(s). Additional SWARMP items were observed during the course of construction and are included in this report. However, none of the conditions observed are considered to be imminently hazardous, and are under current repair.

Conclusions and Recommendations

1. Conclusion: No hazardous conditions were observed at the time of the inspection(s). Previous uncorrected SWARMP items (UNSAFE conditions) observed at the time of inspection(s) shall require prompt repair or maintenance. 2. Recommendation: The Owner has retained Howard L. Zimmerman Architects & Engineers, D.P.C., to oversee an appropriate repair and maintenance scope of work to address the uncorrected SWARMP condition(s) from the prior FISP Report, which is currently in progress. A sidewalk shed has been installed along the West, South and East facades. Tenants and / or dwelling unit occupants are restricted from use of the terraces and main roof terrace until repairs are complete and certified. The QEWI shall apply for an initial extension of time with the DOB, if requested by the Owner, upon filing this 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.

A. Building Information

Address	341 THIRD AVENUE	AKA Address	
Block	906	Lot	1
BIN	1019821	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	STEVEN FURMAN
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C. Building Description

Height	200'	Stories	18
Lot & Building Dimensions	105' x 123'-5"	Cert of Occupancy	117305
Building Use	MULTI-FAMILY ELEVATOR BUILDINGS	Approx. Year Built	1965

Exterior wall type	Exterior wall material
CONCRETE FRAME	MASONRY
MASONRY CAVITY WALL	NATURAL STONE

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

REPAIRS:The Owner has been diligent in maintaining the Building as a façade repair campaign is currently underway under DOB job #123861981, approved May 14th, 2019.1.Work performed;a.Masonry pinningb.Stone replacementc.Windowsill replacementd.Shelf angle repair and select replacemente.Brick Replacementf.Mortar RepointingMODIFICATIONS:A new commercial awning was filed and installed above the entrance to the Commercial space on Third Avenue under DOB job #140487104, Alteration Type #3.

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;Visual inspection was done from grade at all street corners at East 25th and Third Avenue; all terraces at 17th and 18th floors on the South and East elevations; from main roof terrace.2.The representative sample of this Building's facades was determined to be 19 close-up inspection(s), based on the following criteria;Façade elevation(s) at public right of way measures a total of 228.44 L.F. = 4 Drops (minimum)Additionally, due to the current ongoing façade repair campaign, the building is fully mobilized, and the building was inspected 100%. As such, additional inspections were performed to ensure no additional conditions were observed. A total of 19 close-up inspections were performed in the past year.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.There is an ongoing façade repair campaign currently underway and 100% of the building facades are completely mobilized, making all areas accessible. The terrace railings were inspected for repairs prior to and during the project.5.Material testing/probes;Testing/probes were requested/ were required per 1 RCNY 103-04 and executed to determine the cause of bulges in the masonry wall. A detailed description of the probes and findings can be found in Section H.6.Cavity wall probes: The Building was determined to be cavity wall construction, one probe per close-up was performed; 19 probes performed total.

F. Rigger Information

QEWI First Name	ILYA	QEWI Last Name	SHTULBERG
Number of person(s) who conducted inspection and his/her relation to QEWI 2			
Person 1	Lauren Printz	Relationship to QEWI	Employee
Person 2	Ilya Shtulberg	Relationship to QEWI	Self
Person 3		Relationship to QEWI	
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

Rigger/Operator Info

First Name	Abbas	Middle Initial	
Last Name	Malik	Business Name	K.E.S. Construction Co. Inc.
Business Address	15 Swan Street	City	Staten Island
State	NY	Zip Code	10301
Business Telephone	7187205270	Business Fax	
Mobile Phone		Email	
Rigger License#	6155		

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

A physical examination was performed via suspended scaffold on 6/30/2021 through 2/9/2022 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 Lauren Printz of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Ilya Shtulberg, PE

Dates of

inspection(s) Comments

2021-06-30	Initial Visual Inspection
2022-02-09	Close up inspections occurred from 6/30/2021 through 2/9/2022
2022-01-06	Cavity wall probes occurred from 7/7/2021 through 1/6/2022
2022-02-10	QEWI final inspection

G. Description, location(s) and Classification of Conditions Observed

1. Building Envelope and Leaks: All areas of reported leaks were investigated and reviewed as part of the ongoing façade repair campaign. Following the completion of the repairs and no additional leaks found, the building will be considered to be watertight.

2. Façade Components:

a. Cavity Wall: Description: The exterior walls are typical cavity wall construction which masonry is supported by steel relieving angles at every floor secured to the concrete frame. The masonry is textured red brick in typical running bond; panels of grey brick in stacked bond are installed between window openings on the South and West elevations. Condition: Loose mortar condition cited in the previous report has not yet been repaired. Protections such as a sidewalk shed are already in place, and the condition will be remedied during the ongoing façade repair campaign. Location: Elevation(s): SFloor(s): 1, 16 Bay(s): 10 Photo: #2 Classification: UNSAFE Condition: Hairline cracks cited in the previous report have not yet been repaired. Protections such as a sidewalk shed are already in place, and the condition will be remedied during the ongoing façade repair campaign. Location: Elevation(s): EFloor(s): 18 Bay(s): 6 Photo: #3 Classification: UNSAFE Condition: Additional masonry cracks and spalls were observed during the course of repair. The masonry wall was under repair at the time of the critical examination. Location: Elevation(s): N, W, E, SFloor(s): 12, 6, 15, 4 Bay(s): 16, 13, 1, 8 Photo: #4-7 Classification: SAFE WITH REPAIR AND MAINTENANCE

b. Wall Ties: Description: Typical cavity wall construction with face brick masonry installed with wire ties to CMU backup. Condition: Masonry wall observed with numerous deficiencies regarding wall ties: >24" spacing in both directions, inadequate number of wall ties, wall ties bent, stretched and/or deformed, wall ties not engaged into masonry backup. Protections such as a sidewalk shed are already in place, and the condition will be remedied during the ongoing façade repair campaign. Location: Elevation(s): N, W, S, EFloor(s): 2, 3, 4, 5, 6, 7, 8, 11, 14, 15, 16, 17 Bay(s): 3, 5, 7, 8, 9, 10, 11, 12, 13, 14, 16 Photo: Appendix E Classification: SAFE WITH REPAIR AND MAINTENANCE

c. Relieving Angles: Description: The exterior walls are constructed in typical cavity wall construction in which the building's face brick is supported by steel relieving angles secured to the concrete backup. The existing windows are attached to the exposed steel lintel. Condition: Deteriorated relieving angle (lintel) condition cited in the previous report has not yet been repaired. Protections such as a sidewalk shed are already in place, and the condition will be remedied during the ongoing façade repair campaign. Location: Elevation(s): NFloor(s): 19 Bay(s): 5 Photo: #8 Classification: UNSAFE

d. Windows: Description: Windows are aluminum, with fixed and double-hung operations, set in various configurations. Condition: Windows are considered to be secure and are in satisfactory condition. Classification: SAFE

e. Windowsills: Description: Existing windowsills are solid marble slabs with pitch to exterior. As part of the current façade repair campaign, the current scope of work includes 100% windowsill replacement at all elevations. The windowsills are being replaced with a precast concrete sill to match existing finish color and profile. Condition: Hairline crack in windowsill condition cited in the previous report has not yet been repaired. Protections such as a sidewalk shed are already in place, and the condition will be remedied during the ongoing façade repair campaign. Location: Elevation(s): NFloor(s): 19 Bay(s): 5 Photo: #9 Classification: UNSAFE

f. Bulkhead: Description: The bulkhead at main roof level is constructed of brick and cast concrete masonry units, forming a screen wall on concrete structural frame. Condition: Loose mortar condition cited in the previous report has not yet been repaired. Protections such as a sidewalk shed are already in place, and the condition will be remedied during the ongoing façade repair campaign. Location: Elevation(s): SFloor(s): Roof Bay(s): 8-9 Photo: #10 Classification: UNSAFE

g. Chimney: Description: A brick chimney is located adjacent to the main bulkhead at the main roof. A metal chimney runs up the North-facing wall return on the East elevation to the Southeast corner. Condition: Both the masonry and metal chimney were observed to be in satisfactory condition. Photo: #11 Classification: SAFE

Ga. Appurtenances

a. Window A/C Units: Description: Window air conditioner units are installed through existing double-hung windows with mounting brackets secured to the exterior. Condition: At the time of the critical examination, all window A/C units were installed with DOB-approved mounting brackets and added side supports; however, the supports were not secured to the exterior frame, fasteners missing. Location: Elevation(s): WFloor(s): 12 Bay(s): 13 Photo: #12 Classification: SAFE WITH REPAIR AND MAINTENANCE

b. Exterior vent covers: Description: Metal exterior vent covers are installed under the windows at South and West façades. Condition: Cracking in the mortar joints around the vent covers were observed; the exterior vent covers are displaced from the exterior plane of the building. Location: Elevation(s): SFloor(s): 18 Bay(s): 10 Photo: #13 Classification: SAFE WITH REPAIR AND MAINTENANCE

c. Canopy: Description: A canopy is located over the main residential entrance at the South façade. Condition: Canopy is in satisfactory condition and is protected during the ongoing façade repair campaign. Classification: SAFE

d. Entry Awning: Description: A fabric awning is mounted over the commercial entrance at the West façade. Condition: The awning is in satisfactory condition. Photo: #14 Classification: SAFE

e. Terrace Awnings: Description: The terraces at the 16th and 18th floor setbacks, on the South and West elevations, feature overhead electric-powered awnings. Condition: The terrace awnings are in satisfactory condition. Photo: #15 Classification: SAFE

b. Equipment Dunnage: Description: Mechanical equipment is mounted on steel dunnage, at the main roof. Condition: The mechanical equipment is considered to be secure, and the dunnage beams are intact with no signs of delamination, pitting, nor section loss, however, rusting of beams was observed. Location: Elevation(s): EFloor(s): Roof Bay(s): 4 Photo: #16, 17 Classification: SAFE WITH REPAIR AND MAINTENANCE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The main roof is surrounded by full-height brick parapets which are topped with precast concrete copings at the West and South facades. The main roof parapet wall is minimum 42" above the finished roof. This parapet wall complies with the 1938 code, under which the building was constructed. Condition:The parapets are considered to be in satisfactory condition at the time of the critical examination.Photo:#18Code 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.Classification:SAFEDescription:The main roof features full-height brick parapets with camelback terracotta copings at the East and North facades. The main roof parapet wall is minimum 42" above the finished roof. This parapet wall complies with the 1938 code, under which the building was constructed.Condition:A terracotta camelback coping stone was observed with a corner missing. Sky-facing joint is missing mortar at camelback terracotta main roof parapet coping.Location:Elevation(s): EFloor(s): RoofBay(s): 4Photo:#19, 20Classification:SAFE WITH REPAIR AND MAINTENANCEDescription:The 2nd floor rear setback (over parking garage) features full-height brick parapets with camelback terracotta copings to the North and East, measured minimum 42" above the walking surface. This parapet wall complies with the 1938 code, under which the building was constructed.Condition:The parapets are considered to be in satisfactory condition at the time of the critical examination.Photo:#21Code 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.Classification:SAFEb.Protective GuardsDescription:The terraces at the 16th and 18th floor setbacks, on the South and West elevations, feature protective guards comprised of a 12" masonry curb topped with a 4" precast coping stone with metal railings and wire mesh panels installed on top. The protective guard assembly measures 45" above the finished walking surface. This protective guard complies with the 1938 code, under which the building was constructed.Condition:The protective guards are considered to be in satisfactory condition at the time of the critical examination.Photo:#22Code 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.Classification:SAFEa.Terrace DividersDescription:The wrap-around terraces at the 16th and 18th floor setbacks, on the South and West elevations, are divided by chain link fencing and metal posts secured to the masonry wall. Condition:The terrace dividers are in satisfactory condition. Photo:#23Classification:SAFEc.Glazed Terrace EnclosureDescription:The terrace at the Northeast corner of the building on the 18th floor, is enclosed in a glazed solarium enclosure at the North elevation and returns at the West and East elevations. Condition:Joinery at the glazing units, especially the corners, have shifted and opened; the gaskets have shrunk over time with gaps visible. Location:Elevation(s): NFloor(s): 18Bay(s): 17, 18Photo:#24-26Structural Stability:The terrace enclosure is considered to be structurally stable at the time of examination.Classification:SAFE WITH REPAIR AND MAINTENANCEa.FenceDescription:The 2nd floor rear setback (over parking garage) is bordered from the neighboring properties with fencing to the North and East. The fence is black chain link with posts installed on top of an 8" masonry curb with a total height of 54.5" above the walking surface.Condition:The fence is in satisfactory condition.Photo:#27Classification:SAFE

H. Causes of Conditions Observed

Ongoing building deterioration is a result of lower quality construction at time of building erection. As the previously itemized SWARMP conditions have not been corrected, these items are now considered to be administratively UNSAFE. These conditions are not hazardous to the public, but should be rectified immediately in accordance with the Administrative Code and 1 RCNY 103-04. Additional SWARMP conditions were observed at the time of inspection as stated above in Section G, Ga and Gb. The Owner was notified of the Building's condition, and a FISP3 form was filed with the DOB. The sidewalk shed is already in place due to the ongoing façade repair campaign.

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	SWARMP	Current Filing Status	UNSAFE
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?			Yes

The 8th Cycle FISP inspection and report, generated by CTA Architects, P.C., was filed on 07/22/2015 with the inspections performed on 07/02/2015. The report has been reviewed by HLZAE and it cited the Building as Safe With Repair And Maintenance Program. Conditions Cited in 8th Cycle ReportCited Status of ConditionsLoose mortar (several locations) Not completedHairline cracks at 1st floor South façade (east corner), 19th floor North façade (east corner), 18th floor south terrace of East façade Not completedLoose mortar at Bulkhead (several locations)Not completedHairline cracks in roof parapet at East Wall Not completedHairline crack in windowsill at 19th floor, North façade Not completedDeteriorated window lintel at 19th floor, North facadeNot completedAccording to DOB records and our inspections the required work for the 8th Cycle was not completed.

Jb. Work permit numbers, status & sign off dates

Job Number Permit TypeSign-Off Date123861981 DOB Work PermitN/AM00609916 Shed Permit N/AM00146970 Shed PermitN/AM00149891Supported Scaffold PermitN/A

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, without delay, retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address the uncorrected SWARMP condition(s) from the prior FISP Report and all new SWARMP items. All Administratively UNSAFE items listed in Section G, Ga and Gb shall be repaired without delay and in accordance with permit requirements listed below in Section L. All SWARMP items listed in Section G, Ga. and Gb. shall be repaired prior to the date indicated below and in accordance with permit requirements listed below in Section L. 1.Deadline for SWARMP Repairs: December 1st, 2022 All UNSAFE items listed in Section G, Ga. and Gb. shall be repaired prior to the date indicated below.1.Deadline for UNSAFE Repairs: September 1st, 2022 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 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 Date 2022-09-01

L. Required Work Permits

1.Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements:a.Pinning of masonry cavity wallb.Relieving angle repairs2.Repair and maintenance items to be performed which do not require a permit:a.Brick masonry repairsb.Masonry repointingc.Window sill repairsd.Securing of window A/C unitse.Repair of exterior vent coversf.equipment dunnage repairsg.Coping stone replacementh.Terrace enclosure repairs

M. Current Report Classification

UNSAFE