



PERMITS



PAYMENTS



APPOINTMENTS

DOB

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NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-900082-9A-I1

2. Location

House Number	35	Street Name	BROAD STREET
Borough	Manhattan	Block	25
BIN	1000823	Lot	10
Zip Code	10004	C.B No.	101
Control Number	900082		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	02/20/2017
Filing Date	03/18/2022	Accepted Date	08/17/2022

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	02/07/2022	Current Cycle Filing Status	SWARMP
SWARMP Completion Date	2024-09-30	Prior Filing Cycle	8
Prior Filing Sub Cycle	8A	Prior Filing Status	SAFE

5. Building Description

Landmark Building		Landmark District	No
Number of stories	11	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 STUCCO/EIFS TERRA COTTA

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 : 2022-03-11

7. Owner Information

E-Mail	GCASTILLO@lemanmanhattan.org	Owner Type	Private
Last Name	CASTILLO	First Name	GEO
MI		Mobile Phone	7186125661
Telephone	3748522849	Business Name	LEMAN MANHATTAN PREP
Business Address	41 BROAD STREET	City	NEW YORK
State	NY	Zip Code	10004
Business Phone	3748522849	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 GEO CASTILLO Date : 03/18/2022

QEWI Information

QEWI First Name	ILYA	QEWI Last Name	SHTULBERG
QEWI Address	1900 QUENTIN RD., D5	Block	25
Lot	10	Cycle	9
BIN	1000823		

1. Executive Summary

General Description

The building is 11-stories steel frame structure with stone clad wall on front elevation and solid brick walls on non-street elevations with decorative portico at ground floor & decorative pilasters at 4th thru 7th floors and terracotta bands/water table at 4th, 7th & 9th floor levels. There is setback at 10th floor level at front elevation. Roof playground is enclosed with steel framing and wire & rope netting.

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	35 BROAD STREET	AKA Address	
Block	25	Lot	10
BIN	1000823	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	GEO CASTILLO
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C. Building Description

Height	Approximately 160 feet	Stories	11
Lot & Building Dimensions	10/Approximately 106 feet by 128 feet	Cert of Occupancy	103750399F
Building Use	Educational	Approx. Year Built	1929
Exterior wall type	Exterior wall material		

MASONRY LOAD-BEARING WALL	MASONRY NATURAL STONE STUCCO/EIFS TERRA COTTA
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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 as available and accessible at the subject Building. 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:grade level, roofs, and setbacks as available and accessible at the subject Building.2.The representative sample of this Building's facades was determined to be 2 close-up inspections, based on the following criteria:Elevation(s) at Public right of way measures a total of 106 L.F. = 2 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 100% of mechanical platform railings, 100% of playground enclosure, 100% of setback railings, 100% of stair railings.5.Material testing/probes:Testing/probes were not required per 1 RCNY 103-04.6.Cavity wall probes: The Building was determined to not have cavity wall construction, no probes are mandated.

F. Rigger Information

QEWI First Name	ILYA	QEWI Last Name	SHTULBERG
Number of person(s) who conducted inspection and his/her relation to QEWI 3			
Person 1	Ilya Shtulberg	Relationship to QEWI	QEWI- Employee
Person 2	Carlos Mora	Relationship to QEWI	Employee
Person 3	Ariel Mazor	Relationship to 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 boom truck on March 1 & 2, 2022 at the representative portions of the street façade from grade to the top of the exterior as indicated on the diagram attached. Inspections were conducted by Ariel Mazor and Carlos Mora of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Ilya Shtulberg, PE

Dates of

inspection(s)

Comments

2022-03-01	Close Up Inspections
2022-03-02	Close Up Inspections
2022-02-07	QEWI Final Visual Inspection
2022-02-07	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. Brick Masonry Walls: Description: The east (rear) wall, exposed portion of the north wall, and portions of the south wall are constructed of brick masonry units in common bond with full headers every 6th course. Remaining portion of the south wall is constructed the brick masonry covered with cementitious coating. Condition: Brick masonry was observed to be in satisfactory condition during the critical examination. Classification: SAFE

b. Decorative Entrance: Description: The decorative entrance on the west (front) wall is constructed of limestone elements. Condition: The stone was observed to be in satisfactory condition during the critical examination. Location: Elevation(s): W Floor(s): Ground Bay(s): Middle Photo: #21 Classification: SAFE

c. Plinth Course: Description: There are granite panels at the base of the primary elevation. Condition: Fine cracks were observed at the granite panels. Location: Elevation(s): W Floor(s): Ground Photo: #3, 4 Classification: SAFE WITH REPAIR AND MAINTENANCE

d. Limestone Clad Masonry Wall: Description: The west (front/primary) wall is clad with limestone panels. Condition: Cracks in stones were observed during critical examination. Location: Elevation(s): W Floor(s): Ground floor & mezzanine Photo: #7-13, 19, 20 Classification: SAFE WITH REPAIR AND MAINTENANCE

e. Water Table: Description: The primary elevations have a terracotta water tables at the 4th, 7th and 9th floors. Condition: Cracks & missing sections were observed during critical examination. Location: Elevation(s): W Floor(s): 7, 9 Photo: #5, 6, 15, 16 Classification: SAFE WITH REPAIR AND MAINTENANCE

f. Ornament: Description: The primary elevation has miscellaneous decorative limestone & terracotta elements throughout. Condition: Cracking and missing sections were observed at several locations. Location: Elevation(s): W Floor(s): See elevation diagram Bay(s): See elevation diagram Photo: #14, 17, 18 Classification: SAFE WITH REPAIR AND MAINTENANCE

g. Mansard Type Roof: Description: Area between roof top playground and top of the front elevation is covered with mansard type roof. Condition: The roofing was observed to be in satisfactory condition during the critical examination. Photo: #23 Classification: SAFE

h. Window Frames: Description: Window frames are aluminum. Condition: The window frames were observed to be in satisfactory condition during the critical examination. Photo: #28-30 Classification: SAFE

i. Window Lintels: Description: Window lintels are stone on front elevation and steel angles at all other elevations. Condition: The window lintels were observed to be in satisfactory condition during the critical examination. Photo: #28-30 Classification: SAFE

j. Window Sills: Description: Window sills are stone on front elevation and precast concrete at the rear elevation. Condition: The window sills were observed to be in satisfactory condition during the critical examination. Classification: SAFE

k. Bulkhead: Description: The roof bulkhead walls are constructed of brick masonry units in common bond with full headers every 6th course Condition: Minor cracks and deteriorated mortar joints were observed at west and north facing wall of the roof bulkhead. Location: Floor(s): Roof Photo: #1, 2 Classification: SAFE WITH REPAIR AND MAINTENANCE

l. Cooling Tower and Mechanical Equipment: Description: Cooling tower and other mechanical equipment are installed at the 2nd floor setback and on top of roof bulkheads over steel framing. Cooling tower is wrapped with wire mesh. Condition: All mechanical equipment and its supports were observed to be in satisfactory condition during the critical examination. Location: Floor(s): Roof Photo: #34, 35, 36 Classification: SAFE

m. Stucco: Description: Portion of the south elevation and stair shaft at north elevation are finished with stucco. Condition: Stucco was observed to be in satisfactory condition during the critical examination. Classification: SAFE

Ga. Appurtenances

a.Exterior FixturesDescription:There are light fixtures at the street elevation.Condition:The light fixtures were observed to be in satisfactory condition during the critical examination and securely attached to the building.Classification:SAFEb.FlagpolesDescription:Two flagpoles are secured to the front elevation.Condition:The flagpoles and brackets were observed to be in satisfactory condition during the critical examination and securely attached to the building.Photo:#21Classification:SAFEc.SignsDescription:There are non-illuminated signs at the primary elevation.Condition:The flagpoles and brackets were observed to be in satisfactory condition during the critical examination and securely attached to the building.Classification:SAFEd.Window Guards & GratingDescription:There are decorative window grating at front elevation and window guards at rear elevation.Condition:The flagpoles and brackets were observed to be in satisfactory condition during the critical examination and securely attached to the building.Photo:#28Classification:SAFEe.Vent LouversDescription:Vent openings are cut through rear wall and finished with louvers.Condition:The flagpoles and brackets were observed to be in satisfactory condition during the critical examination and securely attached to the building.Photo:#29Classification:SAFEf.Entry AwningDescription:There is fabric covered galvanized steel structure awning.Condition:The awning and its structure were observed to be in satisfactory condition during the critical examination.Classification:SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The parapet walls at main roof (playground) and at 9th floor terrace at front elevation are comprised of a masonry parapet wall and a coping stone for a total height of at least 42" above finished floor. In addition, playground is surrounded with steel frame (cage) enclosure with two layers of netting.The parapet walls at roof & stair bulkheads and rear 8th floor terrace are comprised of a masonry parapet wall and a coping stone for a total height of at least 36" height above finished walking surface. Parapet walls are code compliant with the code at the time of construction (1922).Condition:The parapet walls & copings were observed to be in satisfactory condition during the critical examinationPhoto:#38-42Code 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.Railings at Mechanical PlatformDescription:Railings are steel bars top welded to steel framing. The railing height is under 42" above finished walking surface with spacing between horizontal bars under 21". Condition:Railings were found to be in satisfactory condition during the critical examination.Location:Floor(s): Roof mechanical platformPhoto:#43Code Compliance:The railings are not considered to be code compliant with the code in effect at the time of the platform construction (1968).Structural Stability:The Railings are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFE WITH REPAIR AND MAINTENANCEc.Protective Guards – Playground Enclosure/ CageDescription:Rooftop playground is enclosed with two layers of netting (wire & rope) over steel framing.Condition:Rooftop were observed to be in satisfactory condition during the critical examination.Location:Floor(s): RoofPhoto:#37Code Compliance:The protective guards are considered to be code compliant with the code in effect at the time of enclosure construction (1968).Structural Stability:The protective guards are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFEd.Mechanical Area Access Stair & RailingsDescription:The access stair and railing are painted steel. Railing is picket style welded to stair stringers.Condition:Rails, treads, platform grating, steel posts, bracing, anchor points, & paint were found to be in satisfactory condition during the critical examination.Photo:#27Code Compliance:The stair & railing are considered to be code compliant with the code in effect at the time of stair construction (1968).Structural Stability:The stair & railing are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFEe.Protective GuardsDescription:The protective guards at second floor rear setback are comprised of a 32" masonry parapet wall & a metal copings and a 19" aluminum picket style railing with 4" between pickets for a total height of at least 42" height above finished walking surface.Condition:The protective guards were found to be in satisfactory condition during the critical examination.Photo:#44, 45Code Compliance:The protective guards are code compliant with the current code.Structural Stability:The protective guards are considered to be secured to the substrate and are considered to be structurally stable.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 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects, P.C., was filed on February 20, 2017 with the inspections performed on February 18, 2017. The report has been reviewed by HLZAE and it cited the Building as SAFE. Conditions Cited in 8th Cycle Report Cited Status of Conditions N/A N/A There 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

a. ECB Violation #35640333L – “Failure to maintain building in code compliant manner. Note, at the time of inspection the exterior wall condition certificate was not posted in the interior of the building lobby or vestibule”. Cycle 8 Certificate is already displayed. Cycle 9 Certificate will be posted upon acceptance of this report. b. ECB Violation #35640332J – “Failure to maintain exterior building façade walls and appurtenances. Note, at the time of inspection observed at: Exposure 1 West Elevation: cracked/spalled decorative stone at multiple locations; Exposure 4 South Elevation: Cracked brick”. – Items listed in ECB Violation will be addressed as part of SWARMP repairs & Certificate of Correction will be filed upon completion.

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: September 30, 2024.

SWARMP Completion Date	2024-09-30
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L. Required Work Permits

1. Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements: a. Stone and terracotta repairs b. Brick replacement c. Platform railing modification 2. Repair and maintenance items to be performed which do not require a permit: a. Mortar joint re-pointing

M. Current Report Classification

SWARMP