



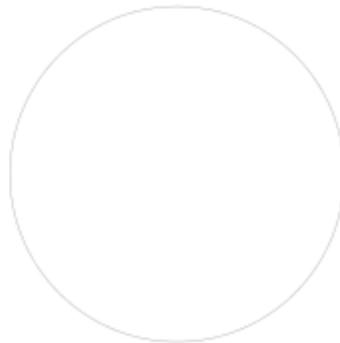
THOMAS A. FENNIMAN
ARCHITECT

Façade Inspection & Safety Program
Cycle 7A Report

for

9 East 71st Street
New York, NY 10021

February 2012



As per our agreement with the Owner of the subject building, we have completed a critical examination of the subject building in order to comply with NYC Construction Code section §28-302 that mandates the periodic inspection of the exterior walls and appurtenances of buildings greater than six stories in height by a Qualified Exterior Wall Inspector (QEWI). The inspection was performed and completed in accordance with RCNY 103-04.

EXECUTIVE OVERVIEW

Summary of Findings and Recommendations:

The building has recently completed a comprehensive exterior restoration project correcting all SWARMP items. The building is currently inspected as Safe.

Scope of the Inspection and Findings:

The critical examination was performed and completed in accordance with the New York City Construction Code and applicable Technical Policy and Procedure Notices. All exterior facades were inspected visually via telescopic techniques, and a representative sample from grade to top of the East 71st Street façade was physically examined via hanging scaffold and from the terraces. The conditions observed were noted on the attached drawings and photographs and are described in this report.

Conclusions and Recommendations:

Based on the Safe status of the building there are no immediate recommendations required within the next 5 years.

Categorization of Building: **SAFE**

REPORT OF CRITICAL EXAMINATION

Property Information

- A. *Address of Critical Examination:* 9 East 71st Street, New York, NY 10021
- Nearest cross streets to the building: Between Fifth Avenue & Madison Avenue
 - BIN#: 1041354
 - Tax Block: 1386
 - Tax Lot: 10
 - Zoning District, Map: R8B, 8c
- B. *Building Owner and/ or Agent:* Maple Inc
9 East 71st Street
New York, NY 10021
- Richard Kahn, Treasurer
T: [REDACTED]
- C. *Building Description:*
- Number of Stories: 7 stories
 - Height of Building: ±120 feet
 - Plan Dimensions: 50'-0" wide x 92'-0" deep
 - Certificate of Occupancy number: 101428.
 - Usage: Residential
 - Age of Building: ±1910
 - Type of exterior construction: Stone & Brick Masonry
 - Landmark Status: Upper East Side Historic District

D. *Settlements, repairs, and revisions to exterior enclosures since previous report:*

- Exterior alterations, repairs or maintenance since previous cycle:

- Contractor: Herbert Rose Inc.:
Façade Restoration: Permit#120786970-01-EW-OT
Sidewalk Shed: Permit #120850588-01-EQ-SH

Façade repairs completed.

Methods Used to Conduct Inspection

E. *Critical Examination Procedures*

1. **Review of Prior Reports:** Prior to examining the exterior walls, the most recent report and any available previous reports were carefully reviewed.
2. **Visual Examinations:** Binoculars and a telescopic camera were used to conduct a visual inspection of all exterior facades. These include the 71st Street façade, East, West and Rear facades.
3. **Physical Examinations** A physical examination (close-up inspection) was conducted via scaffold / and terraces from grade to top of the 71st Street façade. The location of the physical examination is noted on the attached plan.

F. *Description of Physical Examinations:*

1. *Location of Inspections:*
Physical examination was conducted via a hanging scaffold on the South (71st Street) façade. Additionally, building facades and bulkheads were visually examined from the street, the rear yard and the roof.
2. *Riggers Information:*
Andrew Rosenwach
Herbert Rose Inc.
40-25 Crescent St.
Long Island City, NY 11101
T: [REDACTED]
[REDACTED]
3. *Location Diagram:* Refer to attached plot plan.
4. *Date of Inspections:* January 5, 2012 scaffold inspection at rear elevation.
November 22, 2011 scaffold inspection at Street Façade.

Summary of Findings

G. *Conditions Observed*

1. *Significant Deterioration & Movement:* None.
2. *Apparent Water-tightness:* The roofs, bulkheads & facades inspected during the critical examination appear, by the methods used to conduct the inspection, to be watertight. The building Manager reported that there are currently no active leaks attributed to the building envelope.
3. *Classification of Conditions*
 - *Unsafe Conditions:* None; No UNSAFE conditions were observed.

- *SWARMP Conditions:* The following conditions were noted to be safe with a repair and maintenance program (SWARMP). These conditions should be repaired within five years (prior to the next critical examination) to ensure they do not deteriorate into unsafe conditions. Should these conditions not be remedied prior to the next critical examination, they will automatically be deemed unsafe. The owner of the building is responsible for ensuring that the conditions described in the critical examination report as SWARMP are repaired and all actions recommended by the QEWI are completed within the time frame recommended by the QEWI, and are not left to deteriorate into unsafe conditions before the next critical examination. It is the owner's responsibility to notify the Department of any deviation from the timeframe to make corrections as specified in QEWI's report. Such notification shall be accompanied by supporting documents from the QEWI justifying the request for a new time frame.

None; No SWARMP conditions were observed.

- *Safe Conditions:* The following conditions were noted to be safe. These conditions need not be addressed at their current state, but should be tracked to ensure they do not begin to deteriorate into unsafe conditions after a five-year period.

None; No SAFE conditions were observed.

4. *Exterior Appurtenances:* The following exterior appurtenances were noted to be safe.

- Exterior fixtures
- Parapets
- Copings
- Guard rails
- Balcony enclosures
- Window frames (including hardware and lights)
- Window guards
- Communication equipment (ie: wires, satellite dishes, etc)

5. Safe Conditions Requiring Monitoring / Routine Maintenance: None.

H. *Causes of SWARMP Conditions:* N/A.

I. *Status of Exterior Maintenance:* A comprehensive exterior restoration has recently been completed. See Section (J. 2) No immediate plans for additional maintenance other than routine is expected.

Report of Findings and Recommendations

J. *Comparison of Cycle 6 & Cycle 7 Reports:* SWARMP conditions listed in previous Cycle 6 Report have been corrected.

1. The previous cycle report status was: SWARMP; Cycle 6, February 13, 2007

- Deteriorated brick masonry has been reconstructed.
- Masonry repointing has been completed.
- Caulking at control joints has been completed.

- The patching of deteriorated stone has been completed.
 - The painting of deteriorated finishes has been completed.
2. Work permit numbers relating to façade repairs:
- Façade Restoration: Permit#120786970-01-EW-OT
 - Sidewalk Shed: Permit #120850588-01-EQ-SH
3. Job numbers & sign-off dates relating to façade repairs:
- Façade Restoration: Job #120786970 approved 08/24/2011. Sign Off in process.
 - Sidewalk Shed: Permit #120850588 approved 10/05/2011. Sign Off in process.
4. Open ECB façade violations: None.

K. Schedule of Repairs and Maintenance of SWARMP Items: N/A

L. Required Permits: N/A

M. Photographs: See attached.

*M. The classification of the building for the current report filing is: **SAFE***

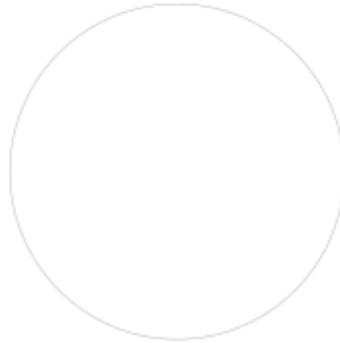
Professional Seal and Signature

This report is prepared solely to comply with Section §28-302 of the Administrative Code of the City of New York in accordance with the rules and procedures of the Commissioner of Buildings of the City of New York. Opinions expressed herein reflect only conditions present at the time of Critical Examination. The report is not intended as a specification for repair nor is it to be used as such to obtain bids for repair.

The Architect (QEWI) assumes no responsibility for the adequacy of design or construction of the original building, nor for the adequacy of alterations, repairs or maintenance of this building in the past, present or future by Contractors or maintenance personnel.

The building was inspected for compliance with the Façade Inspection and Safety Program requirements only and this report should not be construed as presentation as to the conditions of any other building components including but not limited to the roof structure, drainage system, flashings, stairs, exits, water tank supports or elevator system.

A copy of this report is to be submitted to the Owner prior to filing with the Department of Buildings.



Signed: _____
Thomas A. Fenniman, Architect

Date: _____

O. Appendices

1. BIS Property Profile Overview.
2. Location (plot plan) diagram.
3. Photographs.

PHOTOGRAPHS:



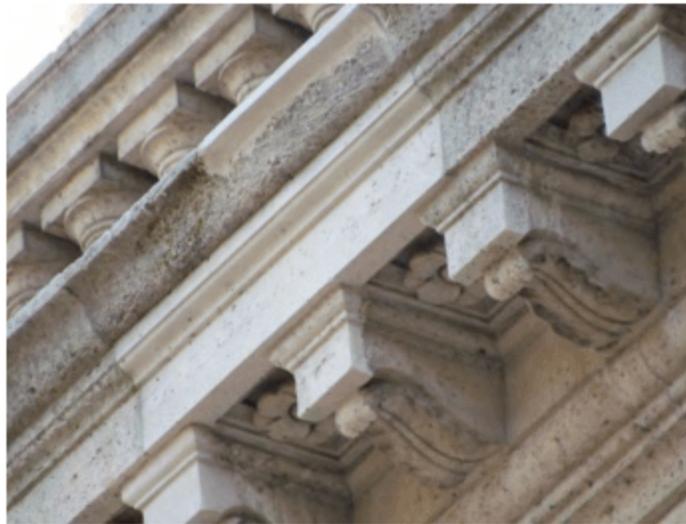
1. View of south (71st Street) façade.



2. Detail of stone ornament at entrance.



3. Detail view of south façade.



4. Patched sections of stone at south elevation.



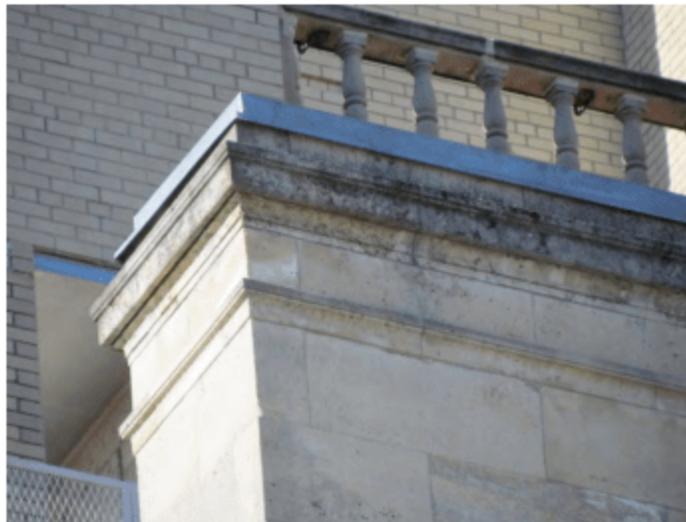
5. Detail view of patched sections of stone at south elevation.



7. New sealant at cornice flashing.



8. Patched sections of stone at south elevation.



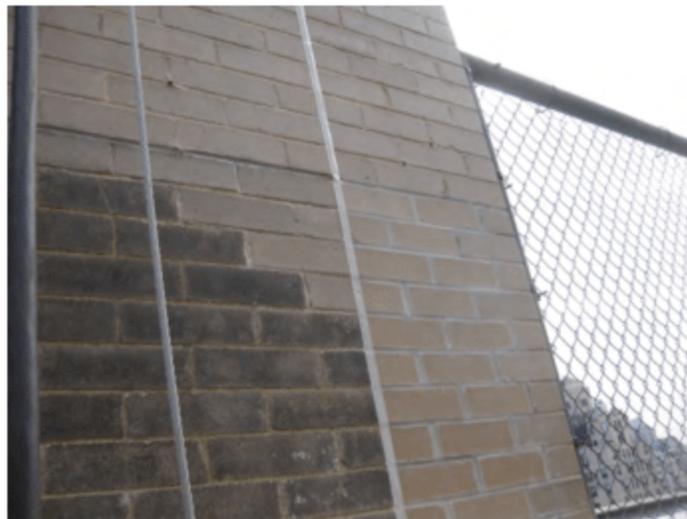
9. Restored chimney cap at west elevation.



10. Restored chimney cap at east elevation.

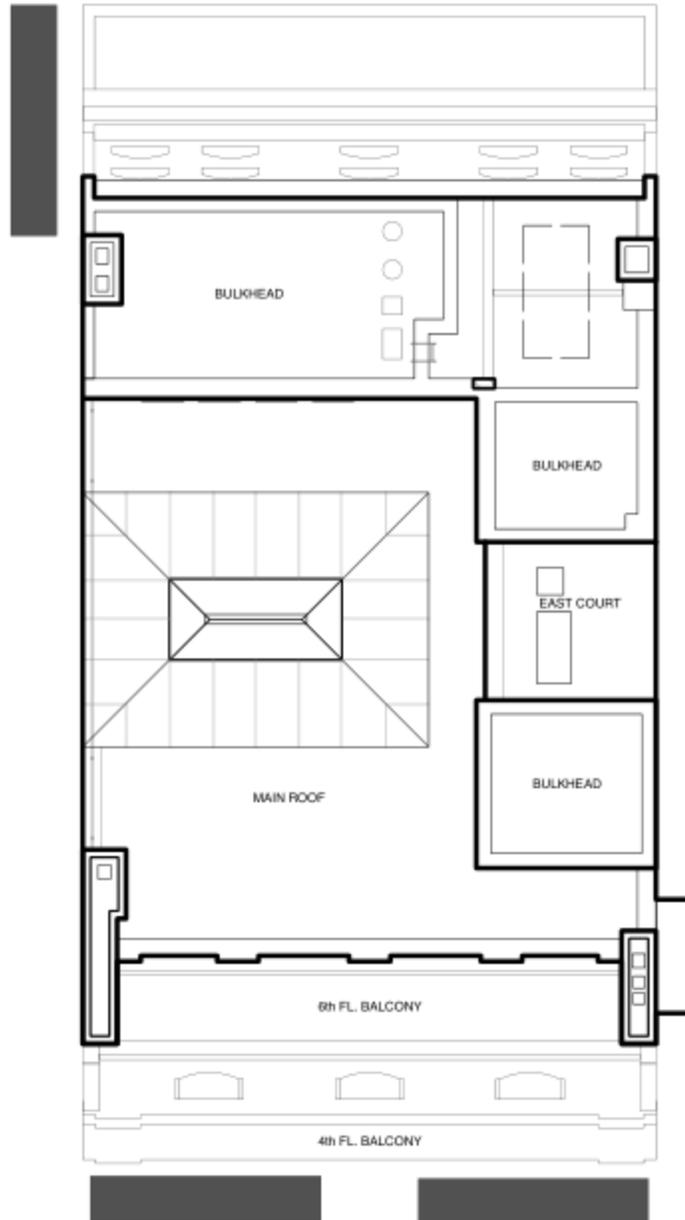


11. Repointed masonry at east wall.



12. Reconstructed masonry at west elevation.

Scaffold
Inspection
Location
On 1/5/12



Scaffold
Inspection
Location
On 11/22/11

Scaffold
Inspection
Location
On 11/9/11

East 71st Street



ONE UNION SQUARE WEST
NEW YORK, NEW YORK 10003
Tel: 212.013.0888
Fax: 212.013.0889

PROJECT:

9 East 71st Street, New York, NY
FACADE INSPECTION REPORT
CYCLE 7A

TITLE:

ROOF PLAN

DATE:
1/12/12

PROJECT #:
43001

SCALE:
NTS

DRAWN BY:
KK

SHEET NUMBER:

A-001



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NYC Department of Buildings
Property Profile Overview

9 EAST 71 STREET		MANHATTAN 10021	BIN# 1041354
EAST 71 STREET	9 - 9	Health Area : 4100	Tax Block : 1386
		Census Tract : 130	Tax Lot : 10
		Community Board : 108	Condo : NO
		Buildings on Lot : 1	Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [View Certificates of Occupancy](#)

Cross Street(s): 5 AVENUE, MADISON AVENUE
 DOB Special Place Name:
 DOB Building Remarks:
 Landmark Status: L - LANDMARK Special Status: N/A
 Local Law: YES Loft Law: NO
 SRO Restricted: NO TA Restricted: NO
 UB Restricted: NO
 Little 'E' Restricted: N/A Grandfathered Sign: NO
 Legal Adult Use: NO City Owned: NO
 Additional BINs for Building: NONE

Special District: LH-1A - LIMITED HEIGHT

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: A5-1 FAMILY DWELLING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	2	0	Electrical Applications
Violations-DOB	28	3	Permits In-Process / Issued
Violations-ECB (DOB)	3	0	Illuminated Signs Annual Permits
Jobs/Filings	12		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	12		Facades
Actions	86		Marquee Annual Permits
			Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND

NYC Department of Buildings

Work Permit Data

Premises: 9 EAST 71 STREET MANHATTAN Filed At: 9 EAST 71 STREET MANHATTAN
BIN: [1041354](#) Block: 1386 Lot: 10 Job Type: A3 - ALTERATION TYPE 3

[View Permit History](#)

Job No:	120850588	Fee:	STANDARD
Permit No:	120850588-01-EQ-SH	Issued:	
Seq. No.:	03	Expires:	01/01/2013
Work:		Filing Date:	01/04/2012 RENEWAL
		Status:	IN PROCESS
		Proposed Job Start:	10/06/2011
		Work Approved:	10/05/2011

ALTERATION TYPE 3 - CONSTRUCTION EQUIPMENT - SIDEWALK-SHED
INSTALLATION OF HEAVY DUTY SIDEWALK SHED A TOTAL OF APPROXIMATELY 90 L.F. AS PER
PLANS AT 9 EAST 71 STREET. DURING REMEDIAL REPAIRS. WORK TO COMPLY WITH NEW YORK
CITY BUILDING CODE 2008,CHAPTER 33.NO CHANGES IN USE,EGRESS OR OCCUPANCY.

Electrical Application Number for Shed Lighting: [M319290](#)
Use: J-3 - RESIDENTIAL 1-2 FAMILY HOUSES Landmark: YES Stories: 6
Review is requested under Building Code: 2008

Issued to: ANDREW ROSENWACH

GENERAL
CONTRACTOR - [REDACTED]
NON-REGISTERED:

Business: HERBERT ROSE INC
40-25 CRESCENT ST LONG ISLAND CIT NY 11101

Phone: [REDACTED]

NYC Department of Buildings

Work Permit Data

Premises: 9 EAST 71 STREET MANHATTAN

Filed At: 9 EAST 71ST STREET MANHATTAN

BIN: [1041354](#) Block: 1386 Lot: 10

Job Type: A2 - ALTERATION TYPE 2

CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED

[View Permit History](#) | [Printable \(PDF\) version of this Permit](#)

Job No:	120786970	Fee:	STANDARD
Permit No:	120786970-01-EW-OT	Issued:	01/04/2012
Seq. No.:	02	Expires:	01/01/2013
Work:		Filing Date:	01/04/2012 RENEWAL
		Status:	ISSUED
		Proposed Job Start:	10/12/2011
		Work Approved:	08/24/2011

ALTERATION TYPE 2 - FACADE

FACADE RESTORATION AS PER PLAN. NO CHANGE TO OCCUPANCY, USE, EGRESS OR BULK.

Use: J-3 - RESIDENTIAL 1-2 FAMILY HOUSES

Landmark: YES

Stories: 6

Site Fill: NOT APPLICABLE

Review is requested under Building Code: 2008

Adding more than three stories: No

Removing one or more stories: No

Performing work in 50% or more of the area of the building: No

Demolishing 50% or more of the area of the building: No

Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No

Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

Approved work includes concrete: No

Concrete work has been completed: No

Requesting concrete exclusion now: No

Work includes 2,000 cubic yards or more of concrete: No

Issued to: ANDREW ROSENWACH

GENERAL
CONTRACTOR - 
NON-REGISTERED:

Business: HERBERT ROSE INC

40-25 CRESCENT ST LONG ISLAND CIT NY 11101

Phone: 