



THOMAS A. FENNIMAN
ARCHITECT

Façade Inspection & Safety Program
Cycle 8A Report

for

**9 East 71st Street
New York, NY 10021**

August 2015



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:

The building is currently inspected as Safe.

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, Map 8c
- B. Building Owner:* Maple Inc
9 East 71st Street
New York, NY 10021
- Richard Kahn, Treasurer
T: [REDACTED]
E: [REDACTED]
- C. Building Description:*
- Number of Stories: 7 stories + cellar
 - 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*
- None

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 Examinations:

1. Riggers Information:

Andrew Rosenwach
Herbert Rose Inc.
40-25 Crescent St.
Long Island City, NY 11101
T: [REDACTED]
#5739

3. Location Diagram:

Refer to attached plot plan.

4. Date of Inspections:

June 24, 2015

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.

Condition	Façade	Floor	Photo
Open mortar joints -	South Façade	3 rd	8
Open joints at metal flashing -	4 th Floor Cornice South Façade	and 4 th 4 th	9 10

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:* N/A

Report of Findings and Recommendations

J. *Comparison of Cycle 7 & Cycle 8 Reports:*

Previous cycle report status: SAFE
Initial Filing Date: February 17, 2012

1. *Open ECB Violations:* None.

K. *Schedule of Repairs and Maintenance of SWARMP Items:*

1. *Repair Items:* N/A; No SWARMP items.

L. *Required Permits:* N/A

M. *Photographs:* Refer to attached photographs.

N. *The classification of the Building for the Current Report Filing is:* SAFE

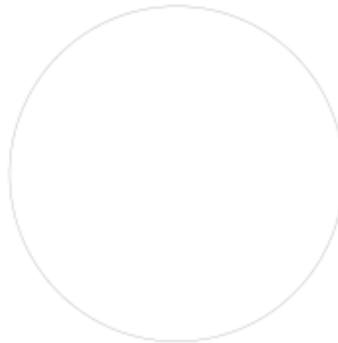
Professional Seal and Signature

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 or elevator system.

A copy of this report has been submitted to the Owner prior to filing with the Department of Buildings.



Signed: _____
Thomas A. Fenniman, Architect

Date: _____

Appendices

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

Photographs (06/24/2015)



1. View of South (East 71st Street) façade.



2. Detail view of Southeast Corner (East 71st Street) façade.



3. View of east side of east chimney and elevator bulkhead.



4. Detail view of 4th Floor Balustrade.



5. View of 4th floor cornice brackets in good condition.



6. Replacement and patched stone at 4th floor cornice.



7. Patched stone at 3rd Floor southwest corner bandcourse.



8. Partial open joint at upper portion of 4th floor band course.



9. Partial open mortar joint at 3rd Floor.



10. Partial open joint at metal flashing above 4th floor cornice.



11. Detail of carved stonework above entrance in good condition.



12. Evidence of rusted metal at underside of 3rd Floor metalwork.



13. West face of southeast chimney.



14. South view towards southwest chimney.



15. Main flue at northeast corner.



16. North face of elevator bulkhead with metal flue in good condition.



17. Southwest corner of Elevator Bulkhead.
