



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

**Technical Report(TR6)****Compliance Filing # TR6-916577-9B-A1****2. Location**

House Number	534	Street Name	WEST 42 STREET
Borough	Manhattan	Block	1070
BIN	1088887	Lot	7502
Zip Code	10036	C.B No.	104
Control Number	916577		

3. Filing Information

Filing Type	Amended	Report Cycle	9
Report Sub Cycle	9B	Last Cycle Filing Date	12/29/2025
Filing Date	03/24/2026	Accepted Date	04/15/2026

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	03/12/2026	Current Cycle Filing Status	SAFE
Prior Filing Cycle	9	Prior Filing Sub Cycle	9B
Prior Filing Status	UNSAFE		

5. Building Description

Landmark Building		Landmark District	No
Number of stories	9	Number of Balconies	8
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
CONCRETE FRAME	CONCRETE
CURTAIN WALL	

6. Applicant Information

E-Mail	SG@GL-ARCH.COM	License Type	Registered Architect
NYS License Number	022172	Last Name	GAMBINO
First Name	STEVEN	MI	
Mobile Phone	9172949014	Business Name	RODRIGUEZ + GAMBINO ARCHITECTURAL
Business Address	1298 Richmond Road	City	STATEN ISLAND
State	NY	Zip Code	10304

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. Building owner and the Department have been immediately notified of any unsafe conditions detected during the observation. 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 STEVEN GAMBINO Date : 2026-04-15

7. Owner Information

E-Mail	CSIMON@FAIRLANE.BIZ	Owner Type	Private
Last Name	SIMON	First Name	CLAUDE
MI		Mobile Phone	9124410062
Telephone	9124410062	Business Name	534 West 42nd Street Condominium
Business Address	P.O. BOX 682	City	NEW YORK
State	NY	Zip Code	10108
Business Phone	9124410062	Business Fax	

8. Owner Representative

E-Mail	ELENI@LIVINGNY.COM	Relationship to Owner	Property manager
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First Name

Eleni

Last Name

Demetriades

Phone

6462140356

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. In addition, I have been immediately notified of any unsafe condition detected during the observation and appropriate measures have been taken to protect the public.

(B) I certify that all items noted as SWARMP conditions in the previous cycle's report have been corrected/repaired 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

CLAUDE SIMON

Date :

04/14/2026

QEWI Information

QEWI First Name

STEVEN

QEWI Last Name

GAMBINO

QEWI Address

1298 Richmond Road

Block

1070

Lot

7502

Cycle

9

BIN

1088887

1. Executive Summary

General Description

The building is a nine (9) story is constructed of concrete paneling and has a street side setback at the 8th floor level. Parapets are constructed of reinforced concrete. The parapet setback at the 8th floor level floor level is a combination of reinforced concrete and metal railing. There are cantilevered reinforced concrete balconies at the rear of the building. Railings are painted metal anchored into the floor slab.

Scope of Inspection

All building facades as well as the bulkheads were inspected in accordance with the Administrative Code and Section 103-04 of Title 1 of the Rules of the City of New York.

Summary of Findings

There are no findings under this filing.All conditions noted as Unsafe and SWARMP in the initial and subsequent 9th Cycle Filings have been corrected under DOB application M00915584-I1.Previously identifiedUnsafe are as follows:-Vertical Cracks at interior parapet wall North Elevation. - Repairedunder DOB application M00915584-I1.-Split caulking between building lines, east and north facing elevation- Repairedunder DOB application M00915584-I1.-Crazed cracks in concrete parapet at 8th floor setback- Repairedunder DOB application M00915584-I1.Previously identified SWARMP are as follows:-Cracked Concrete was noted along the North, South, East, and West elevations- Repairedunder DOB application M00915584-I1-Spalled Concrete was noted on the face and under balcony slabs along the South elevation- Repairedunder DOB application M00915584-I1-Surface rust was noted on the balcony railings connections- Repairedunder DOB application M00915584-I1Under this filing, no Unsafe or SWARMP conditions are present and the building is Safe.

Conclusions and Recommendations

On March 20, 2026, the building is categorized as SAFE.

A. Building Information

Address	534 WEST 42 STREET	AKA Address	
Block	1070	Lot	7502
BIN	1088887	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	CLAUDE SIMON
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C. Building Description

Height	96'	Stories	9
Lot & Building Dimensions	20' x 100'	Cert of Occupancy	104929482F
Building Use	Residential	Approx. Year Built	2011
Exterior wall type	Exterior wall material		
CONCRETE FRAME	CONCRETE		
CURTAIN WALL			

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

Building management has advised that there have been no previous reports of any settlement of the building's structure. At the time of the critical examination, no signs of settlement were observed. All conditions noted as Unsafe and SWARMP in the initial and subsequent 9th Cycle Filings have been corrected under DOB application M00915584-I1. Previously identified Unsafe are as follows: - Vertical Cracks at interior parapet wall North Elevation. - Repaired under DOB application M00915584-I1. - Split caulking between building lines, east and north facing elevation - Repaired under DOB application M00915584-I1. - Cracked concrete parapet at 8th floor setback - Repaired under DOB application M00915584-I1. Previously identified SWARMP are as follows: - Cracked Concrete was noted along the North, South, East, and West elevations - Repaired under DOB application M00915584-I1. - Spalled Concrete was noted on the face and under balcony slabs along the South elevation - Repaired under DOB application M00915584-I1. - Surface rust was noted on the balcony railings connections - Repaired under DOB application M00915584-I1. Under this filing, no Unsafe or SWARMP conditions are present and the building is Safe.

E. Procedures Used in Making the Critical Examination

Visual examinations of the facades were conducted hands on via suspended scaffolding installed at 100% of the facades during the facade project along with vantage points along the roof. During the course of the project, hands-on investigations of the balcony railings were conducted and repairs to the anchor bolts were made

F. Rigger Information

QEWI First Name	STEVEN	QEWI Last Name	GAMBINO
Number of person(s) who conducted inspection and his/her relation to QEWI 3			
Person 1	Moises D. Rodriguez	Relationship to QEWI	Principal/Partner
Person 2	Steven Gambino	Relationship to QEWI	QEWI
Person 3	Matthew Clayton	Relationship to QEWI	Project Manager
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

Rigger/Operator Info

First Name	Anthony	Middle Initial	M.
Last Name	Ballatrtto	Business Name	KNS Bldg Restoration Inc.
Business Address	69-44 76th Street	City	Middle Village
State	NY	Zip Code	11379
Business Telephone	7183660075	Business Fax	
Mobile Phone		Email	
Rigger License#	006310		

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

The physical examinations were performed via suspended scaffolding installed at 100% of the facades during the recently completed project, as well as at the balconies. Visual and Close-Up Inspections have been performed via balconies and scaffold drops during the recently completed repair project under DOB Job # M00915584-I1.

Dates of inspection(s)	Comments
2026-03-12	QEWI/Close up inspection conducted.
2026-03-12	Physical and visual investigations were conducted via suspended scaffold used for the façade repair project along all elevations from inspection 4/22/2023 to 3/12/2026.

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

All conditions noted from the Initial 9th Cycle report have now been corrected under DOB job# M00915584-I1. No new conditions are present.

Ga. Appurtenances

A critical examination of all exterior appurtenances including exterior lighting/electrical fixtures, parapets, railing, and window frames, including hardware, security cameras, was conducted. All appurtenances which required repairs were repaired/replaced during the recently completed facade repair project. All appurtenances are SAFE status. Water-tightness of Exterior Surfaces: Building management has also advised that there have been no reported leaks from the roof or exterior wall surfaces. The setback and main roof surfaces of the building appeared to be in good condition.

Gb. Balcony, guardrail, handrail and parapet statement

Balcony railings and parapets were found to be structurally sound and code compliant, meeting the minimum height of 42" height at the top of the railing, with2008 Administrative Code provisions that permits the lawful use of existing buildings based on the codes under which the buildings were constructed. All railings and parapets are Safe.

H. Causes of Conditions Observed

Building is currently in SAFE condition, no SWARMP or UNSAFE conditions exist at the property.

I. Status Report of Exterior Maintenance

During the recently completed facade project exterior maintenance such as joint sealant replacement, painting of railings and masonry repointing was conducted.

Ja. Comparison Chart of Conditions Reported for current and previous cycle

Prior Filing Cycle	9	Current Filing Cycle	9
Prior Filing Status	UNSAFE	Current Filing Status	SAFE
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?			No

All conditions noted as Unsafe and SWARMP in the initial and subsequent 9th Cycle Filings have been corrected under DOB application M00915584-I1.Previously identifiedUnsafe are as follows:-Vertical Cracks at interior parapet wall North Elevation. - Repairedunder DOB application M00915584-I1.-Split caulking between building lines, east and north facing elevation- Repairedunder DOB application M00915584-I1.-Crazed cracks in concrete parapet at 8th floor setback- Repairedunder DOB application M00915584-I1.Previously identified SWARMP are as follows:-Cracked Concrete was noted along the North, South, East, and West elevations- Repairedunder DOB application M00915584-I1-Spalled Concrete was noted on the face and under balcony slabs along the South elevation- Repairedunder DOB application M00915584-I1-Surface rust was noted on the balcony railings connections- Repairedunder DOB application M00915584-I1Under this filing, no Unsafe or SWARMP conditions are present and the building is Safe.

Jb. Work permit numbers, status & sign off dates

Job # M00915584-I1-FACADE REPAIRS TO INCLUDE MASONRY REPLACEMENT, REPOINTING AND CRACK REPAIRS, CONCRETE CRACK AND PATCH REPAIR. NO CHANGE IN USE, EGRESS OR OCCUPANCY. - Completed and pending sign off

Jc. ECB Violation numbers and the status of the repairs of the conditions cited in the ECB violations

ECB Violation #35674138L - FAILURE TO MAINTAIN EXTERIOR BUILDING FACADE AND APPURTENANCES. NOTED AT TIME OF INSPECTION SOUTH ELEVATION EXPOSURE#3.2ND FLOOR, SPALLED CRACKED CONCRETE ON SOUTH EAST CORNER OF FACADE. REM: MAINTAIN EXTERIOR BUIL – Conditions have been repaired under DOB Job #M00915584-I1 pending sign off of DOB application.

K. Recommendations for Repairs or Maintenance

None at this time.

L. Required Work Permits

None at this time.

M. Current Report Classification

SAFE



534 West 42nd Street

Amended 9th Cycle FISP Filing - Elevation Photos

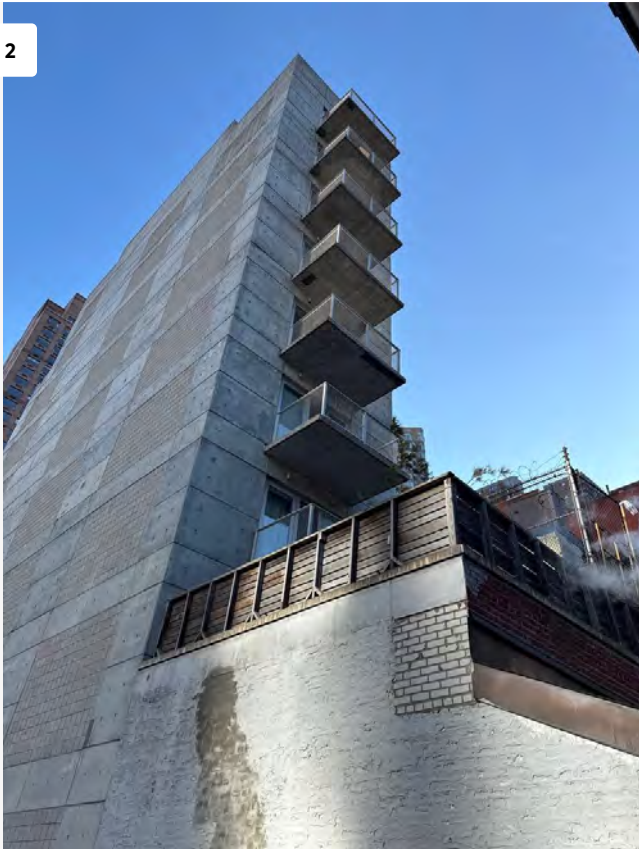
1



View of West Elevation.

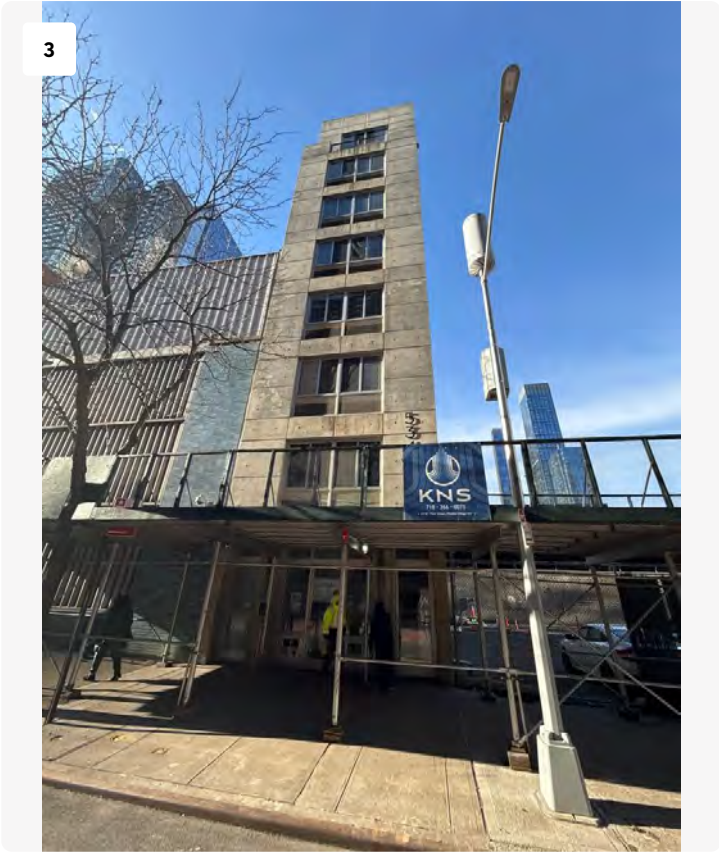
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2



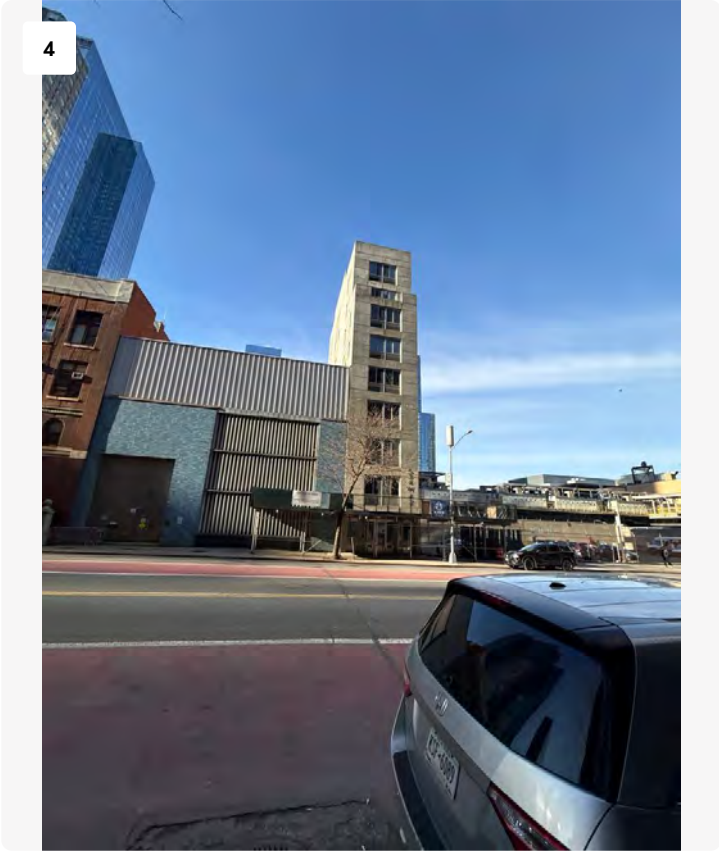
Partial View of South Elevation.

Date: Mar 13, 2026, 9:01 AM



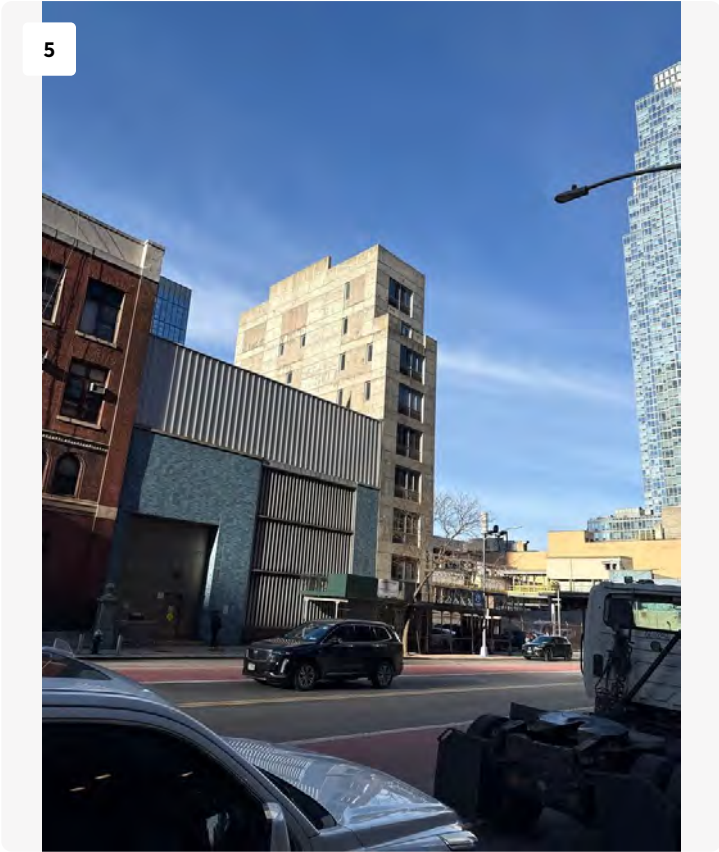
View of North Elevation and Front Entrance.

Date: Mar 13, 2026, 9:05 AM



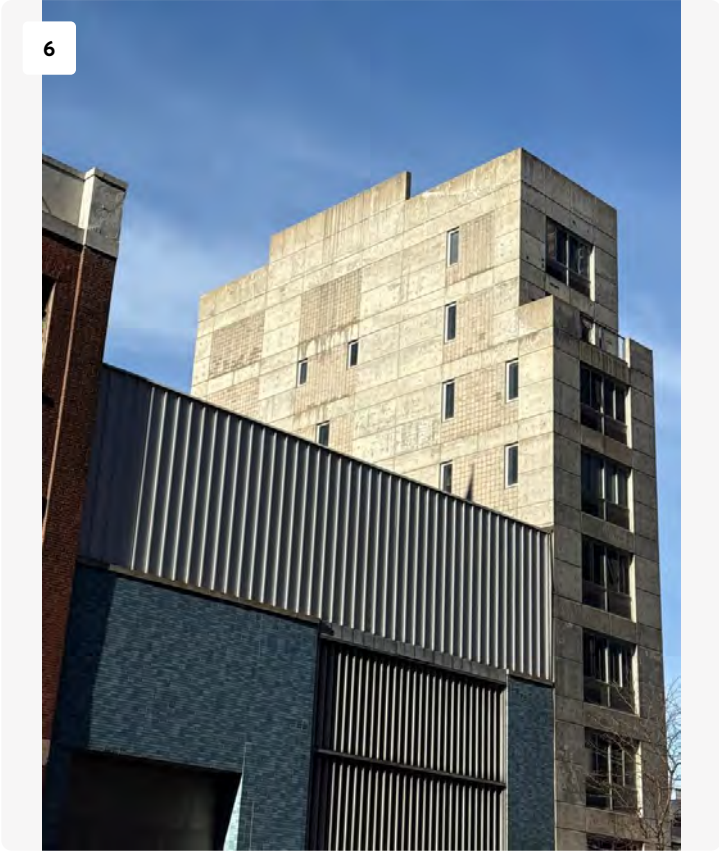
View of North Elevation.

Date: Mar 13, 2026, 9:05 AM



View of North and East Elevation.

Date: Mar 13, 2026, 9:05 AM



View of East Elevation.

Date: Mar 13, 2026, 9:06 AM



534 W 42nd Street

Amended 9th Cycle FISP Report - Detailed Conditions

1



Typical View of Cracked Concrete at Parapet noted in Initial & Subsequent 9th Cycle FISP Report Filings.

Date: Nov 26, 2025, 8:33 AM

2



Typical View of Repaired Cracked Concrete at Parapet.

Date: Feb 19, 2026, 8:58 AM

3

Typical View of Cracked Concrete at Parapet noted in Initial & Subsequent 9th Cycle FISP Report Filings.



Date: Nov 26, 2025, 8:41 AM

4

Typical View of Repaired Cracked Concrete at Parapet.



Date: Feb 19, 2026, 9:00 AM

5



Typical View of Cracked Concrete at North Elevation noted in Initial & Subsequent 9th Cycle FISP Report Filings.

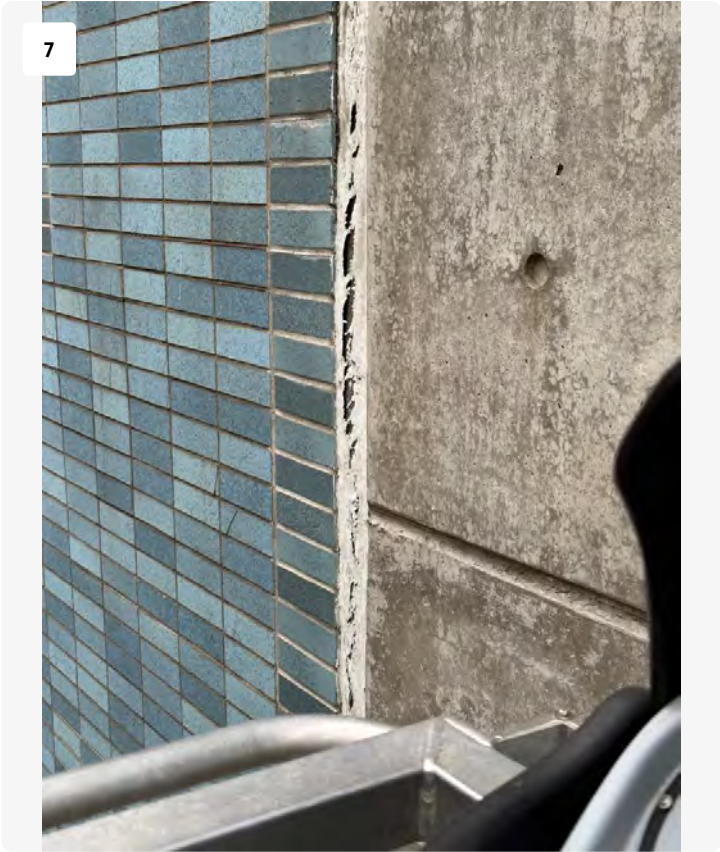
Date: Apr 2, 2025, 10:36 AM

6



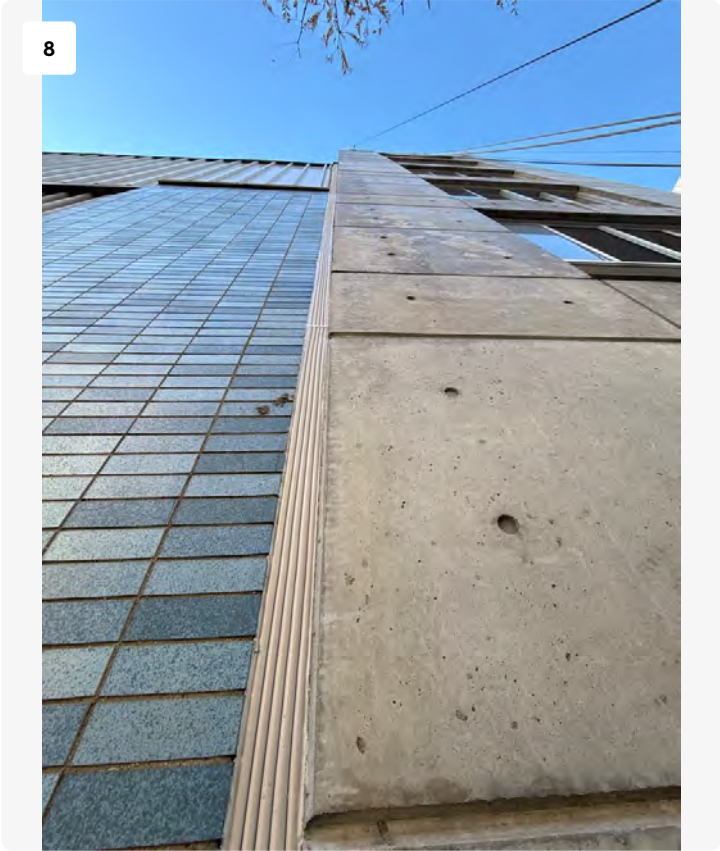
Typical View of Repaired Cracked Concrete at North Elevation.

Date: Apr 24, 2025, 11:52 AM



Typical View of Open Joint Sealant at North Elevation noted in Initial & Subsequent 9th Cycle FISP Report Filings.

Date: Apr 22, 2023, 6:59 AM



Typical View of Repaired Open Joint Sealant at North Elevation

Date: Oct 24, 2025, 10:45 AM

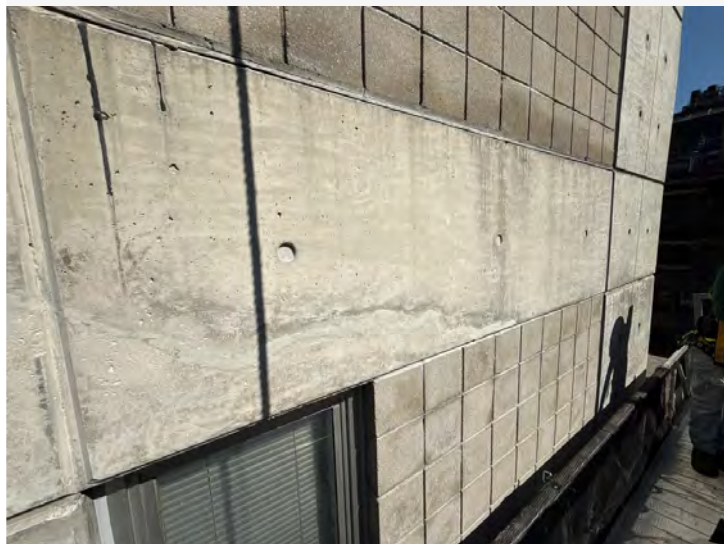
9



Typical View of Cracked Concrete at East Elevation noted in Initial & Subsequent 9th Cycle FISP Report Filings.

Date: Apr 22, 2023, 6:48 AM

10



Typical View of Repaired Cracked Concrete at East Elevation.

Date: Jun 3, 2025, 9:26 AM

11



Typical View of Spalled Concrete at West Elevation from noted in Initial & Subsequent 9th Cycle FISP Report Filings.

Date: Apr 22, 2023, 7:09 AM

12



Typical View of Repaired Spalled Concrete at West Elevation.

Date: Jul 10, 2025, 11:27 AM

13



Typical View of Cracked Concrete at West Elevation noted in Initial & Subsequent 9th Cycle FISP Report Filings.

Date: Apr 22, 2023, 7:12 AM

14



Typical View of Repaired Cracked Concrete at West Elevation.

Date: Jul 10, 2025, 11:31 AM

15



Typical View of Spalled Concrete at Balcony along South Elevation noted in Initial & Subsequent 9th Cycle FISP Report Filings.

Date: May 3, 2023, 9:31 AM

16



Typical View of Repaired Spalled Concrete at Balcony along South Elevation.

Date: Oct 2, 2025, 11:44 AM

17



Typical View of Surface Rust at Balcony Railing along South Elevation noted in Initial & Subsequent 9th Cycle FISP Report Filings.

Date: Feb 24, 2026, 7:19 PM

18



View of Inspection of Rebar Conducted at South Balcony during Repair Project at Building.

Date: Oct 29, 2025, 8:35 AM

19



Typical View of Balcony Corner Repair along South Elevation.

Date: Dec 3, 2025, 2:43 PM

20



Typical View of Scraped, Primed, and Painted Surface Rust at Balcony Railing along South Elevation.

Date: Nov 13, 2025, 9:33 AM

21



Typical View of Scraped, Primed, and Painted Surface Rust at Balcony Railing along South Elevation.

Date: Nov 3, 2025, 9:19 AM

22



Typical View of Spalling Concrete at South Elevation noted in Initial & Subsequent 9th Cycle FISP Report Filings.

Date: Feb 10, 2025, 2:06 PM

23



Typical View of Repaired Spalling Concrete at South Elevation.

Date: Jun 26, 2025, 10:35 AM



534 West 42nd Street

Amended 9th Cycle FISP Report - QEWI/Close-Up Photos

1



View of QEWI/Close-Up Inspection Conducted during Repair Project.

Date: Nov 3, 2025, 9:23 AM

2



View of QEWI/Close-Up Inspection Conducted during Repair Project.

Date: Nov 20, 2025, 1:07 PM

3



View of QEWI/Close-Up Inspection Conducted during Repair Project.

Date: Dec 30, 2025, 12:13 PM

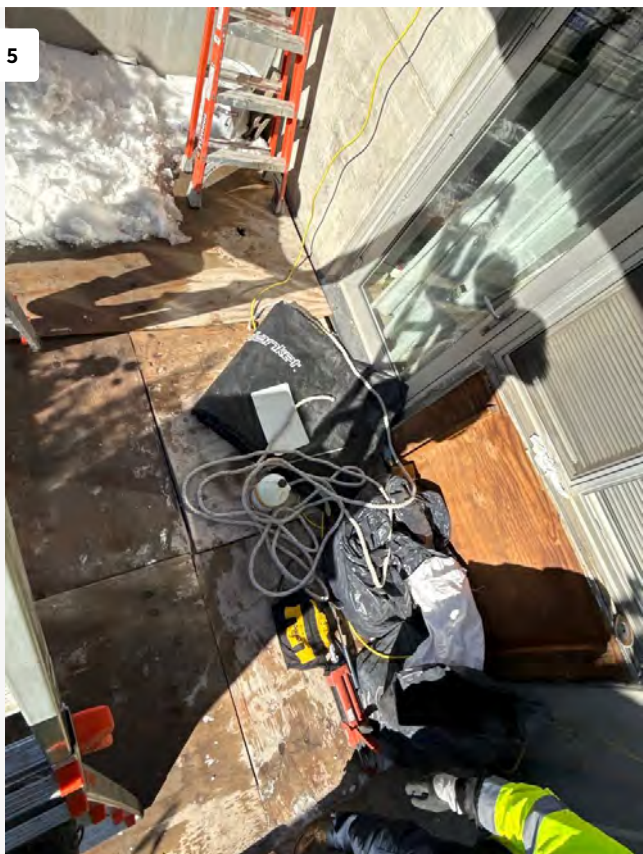
4



View of QEWI/Close-Up Inspection Conducted during Repair Project.

Date: Feb 5, 2026, 12:28 PM

5



View of QEWI/Close=Up Inspection Conducted during Repair Project.

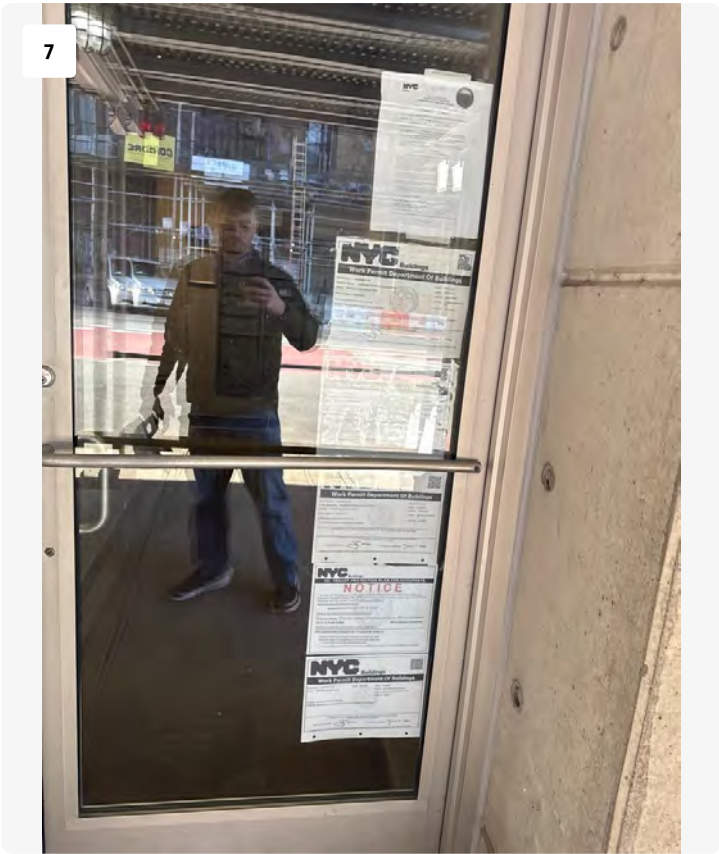
Date: Feb 5, 2026, 12:28 PM

6



View of QEWI/Close=Up Inspection Conducted during Repair Project.

Date: Mar 6, 2026, 9:20 AM



View of QEWI/Close=Up Inspection Conducted during Repair Project.

Date: Mar 13, 2026, 9:07 AM

Cavity Wall Requirement is Not Applicable for this Building

Photo 1

Cavity Wall Requirement is Not Applicable for this Building



LEGEND:

-  MAIN ENTRANCE
-  LOCATION OF PHYSICAL INVESTIGATIONS





RODRIGUEZ

+ GAMBINO

BUILDING ENVELOPE CONSULTANTS

1298 RICHMOND ROAD STATEN ISLAND, NY 10304

PHONE: 718.987.5425 | FAX: 718.987.5426

EMAIL: INFO@RGLNYC.COM | WWW.RGLNYC.COM

PROJECT TITLE:
534 WEST 42ND STREET NEW YORK, NY 10036

CLIENT:
LIVINGSTON MANAGEMENT 225 WEST 35TH STREET NEW YORK, NY 10001

REVISIONS:		
REV NO.	DATE	DESCRIPTION
A	03.19.26	ISSUED FOR FISP FILING

DRAWING TITLE:	
PLOT PLAN	
SCALE: 1/16" = 1'0" OR N.T.S.	
DRAWING NO:	
APPENDIX I	

DATE:	PROJECT NO:
04.25.23	RG20-1040
DRAWN BY:	REVISION NO:
JCA	
CHECKED BY:	
MDR	
SHEET NO:	1 OF 3

ROOF LEVEL

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

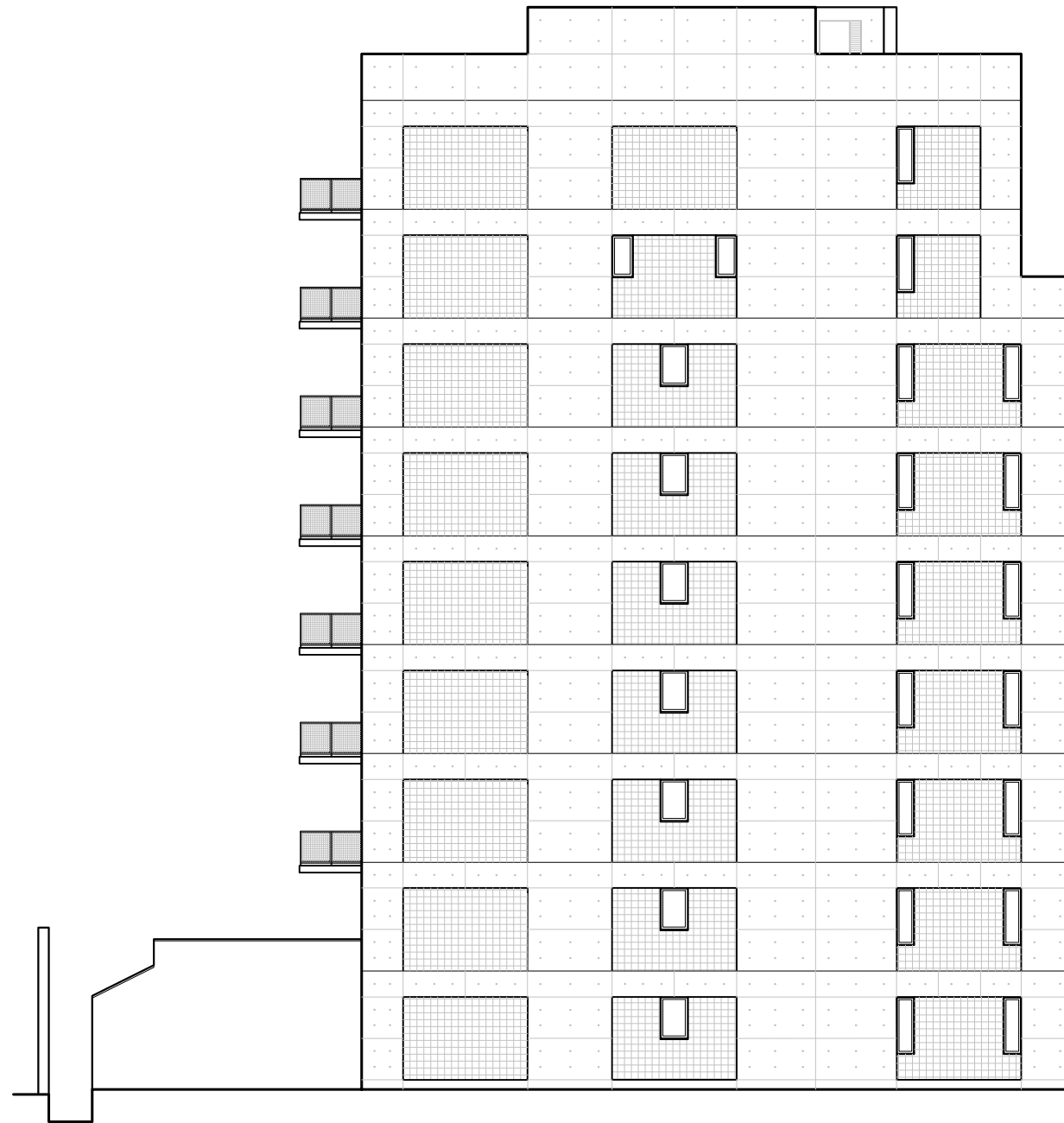
5TH FLOOR

4TH FLOOR

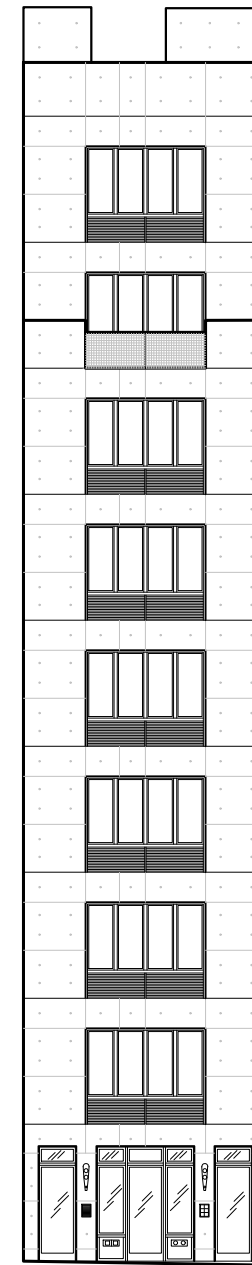
3RD FLOOR

2ND FLOOR

1ST FLOOR



EAST ELEVATION



NORTH ELEVATION

ROOF LEVEL

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

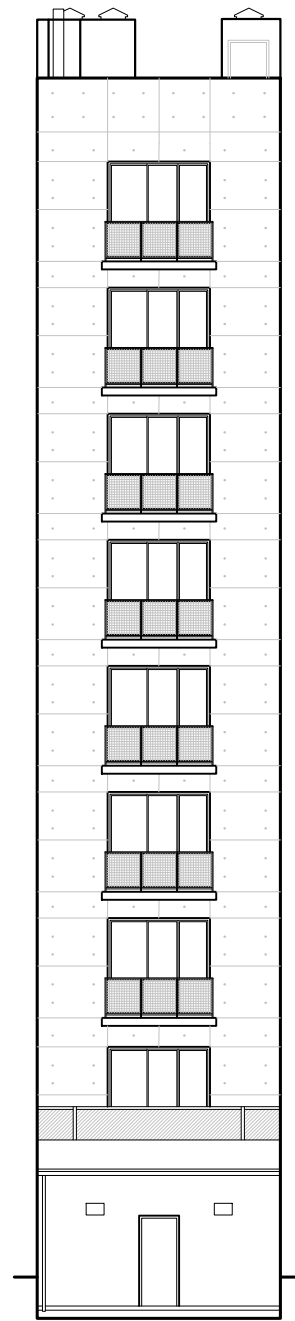
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4TH FLOOR

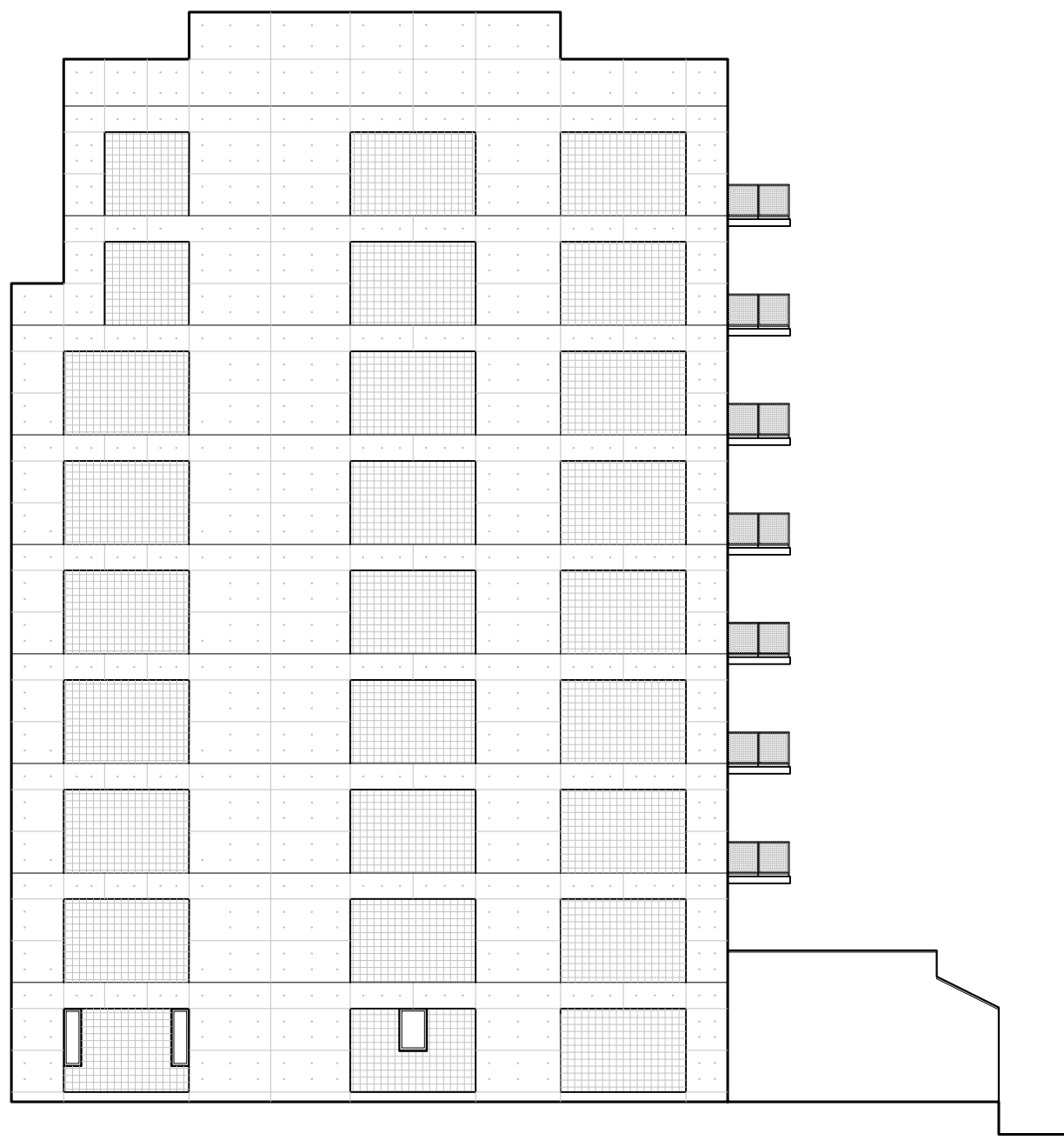
3RD FLOOR

2ND FLOOR

1ST FLOOR



SOUTH ELEVATION



WEST ELEVATION

RODRIGUEZ + GAMBINO
BUILDING ENVELOPE CONSULTANTS
1298 RICHMOND ROAD STATEN ISLAND, NY 10304
PHONE: 718.987.5425 | FAX: 718.987.5426
EMAIL: INFO@RGLNYC.COM | WWW.RGLNYC.COM

PROJECT TITLE:
534 WEST 42ND STREET
NEW YORK, NY 10036

CLIENT:
LIVINGSTON MANAGEMENT
225 WEST 35TH STREET
NEW YORK, NY 10001

REVISIONS:		
REV NO.	DATE	DESCRIPTION
△	03.19.26	ISSUED FOR FISP FILING

DRAWING TITLE:
SOUTH & WEST ELEVATION
SCALE: 1/16" = 1'0"
DRAWING NO:
APPENDIX 3

DATE: 04.25.23	PROJECT NO: RG20-1040
DRAWN BY: JCA	REVISION NO:
CHECKED BY: MDR	△
SHEET NO:	3 OF 3