



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

Administrative Review



Technical Report(TR6)

Compliance Filing # TR6-916577-9B-I1

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	Initial	Report Cycle	9
Report Sub Cycle	9B	Last Cycle Filing Date	05/29/2018
Filing Date	05/20/2023	Accepted Date	

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	05/07/2023	Current Cycle Filing Status	UNSAFE
UNSAFE Completion Date	2024-05-01	Prior Filing Cycle	8
Prior Filing Sub Cycle	8B	Prior Filing Status	SWARMP

5. Building Description

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

Exterior Wall Type

CONCRETE FRAME
CURTAIN WALL

Exterior Wall Material

CONCRETE

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

Administrative Review

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 STEVEN GAMBINO Date : 2023-05-19

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	CSIMON@FAIRLANE.BIZ	Relationship to Owner	President
First Name	CLAUDE	Last Name	SIMON

Administrative Review

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 CLAUDE SIMON Date : 05/19/2023

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 streetside 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

All conditions noted as SWARMP in the prior 8th Cycle FISP Report have not been corrected and therefore considered Unsafe for this 9th Cycle filing. The Unsafe conditions which were noted in the 8th cycle report but have not yet been corrected consist of: -Vertical Cracks at interior parapet wall North Elevation. -Split caulking between building lines, east and north facing elevation -Crazed cracks in concrete parapet at 8th floor setback. New SWARMP conditions were noted, such as: -Cracked Concrete was noted along the North, South, East, and West elevations. -Spalled Concrete was noted on the face and under balcony slabs along the South elevation. -Surface rust was noted on the balcony railings connections.

Conclusions and Recommendations

On May 3, 2023 the building was classified as Unsafe.

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 CURTAIN WALL	CONCRETE

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. No repairs have been made since the prior 8th Cycle FISP Report filing.

E. Procedures Used in Making the Critical Examination

Visual examinations of the facades were made with the aid of high-resolution binoculars and a digital telephoto camera from the ground level in addition to the physical examination described in section F below.

F. Rigger Information

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

The physical examinations were performed from an articulating boom along the West & North elevations.

Dates of inspection(s)	Comments
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2023-04-22	Close up Via Boom
2023-05-03	Close up balcony inspections

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

UNSAFE conditions noted at the East, West, North and South elevations include: Cracked Joint Sealant Cracked Concrete SWARMP conditions noted include: Cracked Concrete Spalled Concrete Surface rust at Penetration at balcony railing

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 and there have been no deleterious effects of the appurtenances on the exterior surfaces with the exception of those listed below. Balcony Railings - Surface rust was noted on the balcony railings connections - UNSAFE Main Roof Parapet - Vertical Cracks at North Elevation - UNSAFE 8th Floor Setback Parapets - Cracked cracks - UNSAFE

Gb. Balcony, guardrail, handrail and parapet statement

Balcony railings were found to be structurally sound and code compliant, meeting the minimum height of 42" height at the top of the railing, with 2008 Administrative Code provisions that permits the lawful use of existing buildings based on the codes under which the buildings were constructed.

H. Causes of Conditions Observed

Failed sealant may have been caused by exposure to the elements. Peeling paint and rusting at railings may have been due exposure to the elements. Cracked and spalled concrete may have been due to freeze-thaw cycling and improper curing, poor finishing techniques, and/or shrinkage cracking during the concrete curing process.

I. Status Report of Exterior Maintenance

No exterior maintenance has been conducted since the prior report filing.

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

All conditions noted as SWARMP in the prior 8th Cycle FISP Report have not been corrected and therefore considered Unsafe for this 9th Cycle filing. The Unsafe conditions consist of cracked concrete at the South, North & West elevations and split caulking between building lines at the East and North facing elevation. New SWARMP conditions consist of cracked and spalled concrete, along all elevations, and surface rust at the balcony railings connections.

Jb. Work permit numbers, status & sign off dates

None since the prior report.

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

None at this time

K. Recommendations for Repairs or Maintenance

Joint Sealant to be replaced Spalled and Cracked concrete to be cut out and repaired Railings to be scraped, primed and painted

UNSAFE Completion Date 2024-05-01

L. Required Work Permits

Alt. 2 work permit is required for the following items, based on Section 101-14 of Title 1 of the Rules of the City of New York: Concrete repairs.

M. Current Report Classification

UNSAFE