



THE CITY OF NEW YORK
OFFICE OF THE COMPTROLLER
BRAD LANDER

January 7, 2025

By Electronic Mail

Commissioner Robert S. Tucker
Fire Department of the City of New York
9 Metrotech Center, 8th Floor
Brooklyn, NY 11201

Commissioner James S. Oddo
Department of Buildings
280 Broadway, 7th Floor
New York, NY 10007

Re: Turkish House

Dear Commissioners Tucker and Oddo,

On October 1, 2024, following the publication of allegations that Turkevi Center (Turkish House) was unsafe, my office launched an investigation to determine whether the building had undergone all applicable building and fire inspections needed to confirm it is safe to occupy. Based on the findings related to Turkish House, my office also conducted analysis of the Department of Building's data concerning the issuance of Temporary Certificates of Occupancy (TCO) in New York City as a whole.

I write to you today to share my office's findings which confirm that the New York City Fire Department (FDNY) and the Department of Buildings (DOB) compromised the safety of occupants to allow the building to open before all required safety measures were met and also uncovered much larger management deficiencies at DOB.

My office also found that hundreds of office buildings are operating, and in some cases have been operating for years, without final Certificates of Occupancy (COs) and without valid Temporary Certificates of Occupancy (TCOs), even though TCOs are mandated by law as a condition of occupancy. Cumulatively these buildings have thousands of unresolved violations, including many designated "immediately hazardous" by the Environmental Control Board.

Background

The Federal indictment of Mayor Eric Adams which was unsealed in September 2024 contained damning allegations that, among other things, called into question the safety of Turkish House, both at the time permission to occupy the building was first granted by the Department of Buildings, and beyond.

The indictment alleged that DOB's first TCO was granted before the building was properly inspected by the FDNY, and referenced conversations between the then FDNY Chief of Department and the Fire Prevention Chief indicating that "if the FDNY did not assist the Turkish Consulate in obtaining a TCO, both [] would lose their jobs,"¹ and that this led the Fire Prevention Chief to draft a Conditional Letter of No Objection, paving the way for the TCO to be issued by DOB in time for the arrival of the Turkish President's visit to New York City.

The NYC Administrative Code (AC) outlines the requirements for COs in §28-118² and requires that the DOB issue a CO or a TCO before any new building can be occupied. A CO describes the legal occupancy limits, layout, and allowable use of a building. Upon application, the Commissioner of DOB is authorized to issue a TCO before the completion of the entire work covered by the permit, provided that the subject portion or portions of the building may be occupied and maintained in a manner that will not endanger public safety, health, or welfare (§28-118.15). TCOs typically expire 90 days after issuance. If the outstanding issues for a final CO have not been completely resolved prior to the expiration date, a new application for a TCO may be submitted to DOB for renewal. A permanent CO does not expire and can only be issued after all violations have been cleared and once pending applications on the property have been resolved.

First Approval to Occupy the Building Granted Despite Over 40 Defects and Untested Fire Safety Items

The documents produced by DOB and FDNY disclose no record of any fire safety inspections being conducted by the FDNY prior to DOB issuing the initial TCO on September 17, 2021. The documents produced include a September 10, 2021 "Conditional Letter of No Objection" (see Appendix I), which states that FDNY would not object to the TCO being issued as long as Sparc Fire Protection (SFP) — the company that designed and installed the fire alarm system — affirmed that the fire alarm system had been tested and was operational, and further, "assum[ing] that the Department of Buildings has inspected, tested and approved the installed water-based fire suppression systems".

On September 17, 2021, SFP issued a letter to DOB Borough Commissioner John Raine affirming that the fire alarm system was "substantially installed," but still noting pages of deficiencies, such as central station and fan shutdowns, as well as other items not yet tested (see Appendix II). There were over 40 outstanding items documented by SFP.

The documents produced by DOB in response to this office's Request for Information did not include any evidence that the assumed inspection of the water-based fire suppression systems occurred, despite the request for "copies of any and all inspection records".

DOB Granted the Initial TCO Despite a Disapproved Fire Protection Plan

The application packet for Turkish House's initial TCO show DOB granting waivers of several items ostensibly required for a TCO. The most serious of these was the absence of an approved Fire Protection Plan (FPP). The FPP had been rejected on the basis that the safety evaluation plan that was submitted with it was inadequate.

¹ Indictment page 35.

² https://www.nyc.gov/assets/buildings/pdf/code_notes_cofp.pdf

FDNY issued a Letter of Disapproval of the FPP dated July 26, 2021, several months before the building was given authorization to open (Appendix III). This included the notation that “A Fire Department endorsement of an approved Fire Protection Plan is a required procedure towards the issuance of a TCO” and stated FDNY’s intention not to issue the required endorsement until noted exceptions had “reached conditionally Accepted or Acceptance status”.

The applicant subsequently submitted the TCO application to DOB “requesting that the temporary certificate of occupancy be issued without fire protection plan approval” (see Appendix IV).

Although the allegations in the indictment may explain FDNY’s change of heart, there is nothing in the records produced to this office explaining why DOB acquiesced to applicant’s request, waived this requirement, and issued the first TCO to Turkish House.

Successive Fire Inspections Resulted in Notification of Defects and Violations Before Turkish House Finally Received Letters of Approval in March 2023 and September 2024

The first FDNY inspection records produced to this office are from October 26, 2021 — one month after the building opened — and this and related inspections, resulted in the issuance of a Notice of Defect dated November 26, 2021 containing approximately 40 outstanding issues related to the fire safety systems on Floors SC1, 2, C, M21, M27, and 1-19; and a second Notice of Defect issued November 30, 2021 containing 15 outstanding issues related to the fire safety systems on Floors 1, 19-35, and the roof (see Appendix V).

The Notice of Defect contained serious safety issues, including defective elevator recall functions, defective smoke purge operations on several floors, incomplete sprinkler installations, defective heat detectors in the subcellar, lobby doors not automatically releasing upon alarm, and missing fire alarm speakers in certain rooms.

FDNY reinspected Floors SC1, 2, C, M21, M26 and 1-19 on March 10 and 11, 2022 and found that seven fire safety defects identified in 2021 had still not been rectified. By this time, Turkish House had been occupied for approximately seven months. FDNY issued Violation Order E676274 (see Appendix VI) to the building, requiring Turkish House to:

- Submit an as-built riser diagram as per 3 RCNY R108.01
- Submit the letter of approval for the residential alarm system, filed under separate application number
- Arrange for the purge activation key switch / key to be captured/non-removable on the on position
- Arrange for the smoke verification feature to be inhibited while the system is currently in alarm condition, as per code
- Arrange for the control starter circuit wiring within the automatic transfer switch to the emergency generator to run express to said generator
- Arrange for the smoke damper top of elevator shaft to be 1/3 open in its normal state in accordance with building code
- Arrange for the grounding electrode conductor to be terminated at the cold-water mains or equivalent/acceptable collector bar.

FDNY conducted another unannounced visit to the building on April 13, 2022. Turkish House failed to correct all defects, so another violation order E685090 was issued (see Appendix VII).

The record produced to this office show no additional inspections of this building, but they show that Letters of Approval began being issued for the building by FDNY, beginning in June of 2022.

- The Letter of Approval for the Special Service and Combination Fire Pumps was issued on June 9, 2022.
- The Letter of Approval for the Automatic Fire Detection for Pre-Action was issued on January 12, 2023.
- The Letters of Approval for the Group R-2(Apt Build>125 Ft), FAS, SSC / SPK / OWCS / COC, Co Detection System, Heat Detection, Post-Fire Smoke Purge System, Stair Pressurization, MAC NY/NY systems was issued for floors 1, 19-35, and RF on January 10, 2023; and on SC2,SC1,CEL,MZ1,MZ7 & 1-19 on February 3, 2023.
- Approval of the Auxiliary Radio Communication Systems (ARCS) did not occur until March 06, 2023.

Turkish House did not receive the Fire Protection Plan Letter of Approval from FDNY until September 26, 2024, approximately three years after it was first opened and occupancy permitted.

In the three years between the building opening and the most recent Letter of Approval, the Consulate has been fully operational, with 20 residential units on floors 20-32, hosting events and concerts in an auditorium seating 163 people, and providing regular consular services to the public of New York City, daily.

Turkey House is Currently Without a Valid TCO or Final CO

Turkish House is currently operating without a TCO or Final CO. It was issued with thirteen separate TCOs, a new one issued approximately every ninety days, from September 17, 2021 until July 26, 2024. All thirteen sought renewal of the TCO “without change;” these were renewed without exception.

DOB denied the building’s application for a new TCO “with changes,” submitted on September 26, 2024, leaving the building without a valid TCO from October 1, 2024 onwards.

The most recent application was denied for the following reasons (see Appendix VIII):

- Did not provide an updated elevator signoff.
- Did not provide complete TR1 and TR8 for Mezzanine 7 and Mezzanine 18.
- Missing fire alarm documentation for Mezzanine 18.
- Lack of valid fire suppression documentation for 6th floor kitchen.

According to DOB, “[l]apses of time between TCOs do occasionally occur.” In response to my office’s request for additional documentation, the DOB referenced the New York City Administrative Code subsection concerning conditions for which the commissioner may issue a vacate order and stated that the lack of a TCO or CO is not a reason for the DOB to issue a vacate order (see Appendix VIII).

Existing Violations Prevent Turkish House from Applying for a Final Certificate of Occupancy (CO)

According to DOB, Turkish House has not yet filed an application for a Final Certificate of Occupancy, but it is in any case not eligible to apply because the building remains in violation of DOB and Office of Administrative Trials and Hearings (OATH)/ Environmental Control Board (ECB) codes — one related to the building’s glass façade, and five related to required elevator testing.

The elevator-related violations were issued from September 11 to October 11, 2024, with \$11,000 in penalties. The OATH/ECB violation was issued on May 10, 2024 and is for a broken glass panel on the sixteenth floor. There is no evidence as of this writing that the condition has been corrected. The penalty for the OATH/ECB violation is \$1,250 bringing the total amount owed to the city for violations to \$12,250. Turkish House is scheduled for an OATH/ECB hearing on January 16, 2025 (see Appendix IX).

At Least 3,546 Buildings in New York City are Operating Without a Valid TCO or CO

Following DOB’s indication that lapses between TCOs “do occasionally occur,” my office obtained and analyzed publicly available TCO data from the Building Information System (BIS), DOB NOW, and the PLUTO land use database to ascertain the extent to which buildings in New York City are operating without a valid TCO or CO. The results are staggering.

The data shows at least 3,546 buildings currently operating without an active TCO, either because their TCOs have not been renewed or an application for renewal was denied by DOB. Of these, the largest category of buildings is offices. 637 (18%) of these TCOs are from office buildings, including 179 (5.1%) office or mixed-use buildings with twenty or more stories (Building Class O4). Seven of these class O4 buildings, including Turkish House, have expired TCOs for new building. More than half (52.5%) of all buildings with expired TCOs are located in Manhattan, 1,862 buildings in total. 624 (17.6%) are located in Brooklyn, and 566 (16%) in Queens. Buildings without a valid certificate are shown in a map in Appendix X.

637 Office Buildings Without a Valid TCO for an Average of 3.5 Years

Many of the 637 office buildings in the dataset have been without a valid TCO for an astonishing amount of time. On average, the offices without a valid certificate of occupancy have been without one for 1,282 days – about three and a half years. See Table I below.

An average of three and a half years seems protracted, but many others have been in this status for much longer. For example, 117 office buildings of between one and six stories high, with commercial space (type 05), have been without a valid certificate for an average of 1,440 days, or 3.9 years, and of these, at least one building in the group has been without a valid certificate for 4,246 days, or 11.6 years. 235 office buildings between 7 and 19 stories high, with commercial space (type 06), have been without a valid TCO for an average of 1,335 days, or 3.6 years, and in some cases for as long as 4,366 days, or 11.9 years.

Table I: Office Buildings with Expired TCOs

Office Type	Number of Buildings	Average of Days Since Expiry	Max of Days Since Expiry
O1 Office only 1 Story	5	1846	3272
O2 Office only 2 - 6 Stories	43	1233	3861
O3 Office only 7-19 Stories	18	1773	4027
O4 Office only with or without commercial 20 stories or more	179	914	4303
O5 Office with commercial 1 - 6 stories	117	1440	4246
O6 Office with commercial 7- 19 Stories	235	1335	4366
O7 Professional building/stand alone funeral	20	2252	4195
O8 Office with apartments only	5	858	1955
O9 Miscellaneous and old-style bank buildings	15	1820	4071
Grand Total	637	1282	4366

179 buildings in the same class as Turkish House (category 04) have been without a valid TCO for an average of 914 days, or 2.3 years, with the maximum within this group operating without a valid certificate for 4,303 days, or 11.8 years.

Review of Initial TCO for New Buildings Like Turkish House Show No Similar Waivers

Investigators reviewed the initial TCO applications submitted by the 7 new-build mixed use office buildings with twenty or more stories, that appear in the expired TCO data along with Turkish House. This was done to assess to what extent new buildings in the same class as Turkish House were granted initial TCOs with significant unresolved safety issues still outstanding.

None of the 6 other buildings were granted initial TCOs without an approved FPP, and none of the other 6 were granted an initial TCO without any FDNY inspection. Unlike the Turkish House, the initial paperwork for each other building's TCO includes no caveats that would qualify statements that the buildings "conform substantially to the approved plans and specifications and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified." (see Appendix XI)

Hundreds of Open Violations at Buildings with Expired TCOs

To assess potential safety issues in the 637 office building operating currently without an active TCO,³ investigators matched the complete list against violations data from 2012-2024 from FDNY, DOB and the Environmental Control Board (ECB). Cumulatively, these buildings have 5191 unresolved violations that remain in pending status — 75% of the buildings (484 in total) have outstanding FDNY violations; more than 55% (356) have open DOB violations; and more than 30% (234) of the buildings have open ECB violations. See Table II below.

³ In some cases the TCO covers only parts of an existing building.

Table II: Violations at Office Buildings with Expired TCOs

Violation from	Number of Violations	Buildings with violations	% of Buildings with Violations
FDNY	2505	484	75.98%
DOB	1870	356	55.89%
OATH/ECB	816	234	36.73%
Total:	5191		

Of these agencies, only OATH/ECB's dataset provides a severity level associated with each type of violation. Of the 816 active OATH/ECB violations issued to these office buildings, 236 violations are designated Class 1, or "Immediately Hazardous." Per 1 RCNY §102-01, "Immediately hazardous violations are those specified as such by the New York City Construction Codes, or those where the violating condition poses a threat that severely affects life, health, safety, property, the public interest, or a significant number of persons so as to warrant immediate corrective action" ⁴ These 236 active Class 1 violations were issued to 88 of the 637 office buildings reviewed. See Table III below.

Table III: ECB Violations Categorized by Severity

Violation Class	Number of Violations	Buildings with Violations
Class 1 – Immediately Hazardous	236	88
Class 2 – Major Non-Hazardous	579	202
Class 3 – Minor Non-Hazardous	5	7
Total:	816	234

Of these, 7 buildings account for 152 of the active Class 1 violations. The most egregious offender, the building at 274-286 Broadway in Manhattan, has 74 active Class 1 violations and 15 active Class 2 (Major) violations. See Table IV below.

As the FDNY and DOB violations data do not contain severity level we were unable to determine and aggregate the number of serious violations that remain unresolved.

⁴ https://www.nyc.gov/assets/buildings/rules/1_RCNY_102-01.pdf

Table IV: 7 Buildings Account for 64% of Class 1 Violations

BIN #	Address	Number of Class-1 Violations
1079215	274-286 Broadway Manhattan 10007	74
1008451	43 Bleecker St. Manhattan 10012	19
1016016	54 W. 39th St. Manhattan 10018	18
3062886	31 S. 2nd St. Brooklyn 11249	13
1015850	11 W. 32nd St. Manhattan 10001	12
1001405	27 Park Pl. Manhattan 10007	10
1017019	2 Park Ave. Manhattan 10016	6

Recommendations

DOB’s rationale for waiving something so fundamental as an approved FPP before issuing Turkish House with the first TCO is not known, but it raises serious questions concerning DOB’s exercise of discretion DOB should establish clear guidelines concerning what standards and requirements are subject to discretionary waiver and what must not be waived before granting a TCO, both to increase transparency and to ensure that safety is never sacrificed.

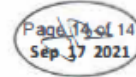
The TCO data for the City as a whole, particularly given the volume of unresolved violations, including a significant number designated as “immediately hazardous” raises questions about DOB’s degree of oversight over the certification process. The Comptroller’s office recommends DOB immediately review the buildings identified in this investigation as lacking a valid TCO and establish a process for identifying and clearing major code violations and bringing such buildings into compliance. These should also be prioritized and addressed, to ensure all buildings remain safe to occupy.

Sincerely,



Brad Lander
New York City Comptroller

Appendix I: Conditional Letter of No Objection to Initial TCO



JOSEPH M. JARDIN
Chief of Fire Prevention
Bureau of Fire Prevention

September 10, 2021

Steven Venditti
Sparc Fire Protection Engineering LLC

Via Email

Conditional Letter of No Objection – Turkish Embassy – 821 1st Ave. New York, NY

Mr. Venditti,

FDNY does not object to the Department of Buildings issuing a Temporary Certificate of Occupancy provided that Sparc Fire Protection affirms that the fire alarm system functions in accordance with the New York City Building Code and has been tested and operates as designed in accordance with the input/output programming matrix as reflected on the approved plans. This conditional Letter of No Objection assumes that the Department of Buildings has inspected, tested and approved the installed water-based fire suppression systems.

Joseph M. Jardin
Chief of Fire Protection

Appendix II: Sparc Fire Protection Letter



Sparc Fire Protection
Engineering, LLC.

September 17, 2021

VIA EMAIL

John Raine, R.A.
Borough Commissioner
New York City Department of Buildings
280 Broadway, 3rd Floor
New York, New York 10007

FIRE ALARM SYSTEM STATUS SUMMARY - UPDATE
TURKISH EMBASSY – 821 1ST AVENUE – NEW YORK, NEW YORK

Commissioner Raine,

This letter has been prepared to provide a status of the fire alarm systems located at 821 1st Avenue in New York, New York. The fire alarm system functions in accordance with the NYC Building Code and has been tested and operates as designed in accordance with the input/output programming matrix as reflected on the approved plans, with the following exceptions noted on Pages 4 through 6 of this letter.

Sparc Fire Protection Engineering, LLC (Consultant) has been retained by AECOM Tishman / IC:ictas, a Joint Venture (Construction Manager) on behalf of the Consulate General of Turkey in New York on behalf of the Republic of Turkey (Owner) to assist with the fire alarm system testing and inspection process. The overall building consists of three levels below grade and thirty-five (35) above grade, with two distinct portions; Group B (Office) and Group R-2 (Residential). Each portion of the building has its own lobby on the 1st Floor. The office portion of the building is located on the SC2 through the 19th Floor and the residential portion of the building is located on the 1st, 19th through 35th Floors and Roof. The building's Schedule A has been attached to this letter. Two fire alarm applications were filed with the New York City Fire Department (FDNY) for the office and residential portions, and were plan exam approved under 2020-TMFALM-004281-PLAN (123138176) and 2020-TMFALM-004267-PLAN (123138167), respectively.

The fire alarm system is substantially installed and interfaced with the requisite building systems for fire safety related functions. There are two Fire Command Centers, networked to communicate all signals received, with two-way voice communication (firefighter telephones) and each with control capabilities for one-way voice communication, post-fire smoke purge, stairwell pressurization and fan shutdown. Consultant has witnessed representative fire alarm system testing performed by the building vendors and has provided a punchlist of items to be corrected. The fire alarm system inspections with the FDNY have been scheduled for October 26, November 3rd through the 5th and November 9th through the 12th.

Sparc Fire Protection Engineering, LLC | 212.392.5868 NY | 203.391.6633 CT | sparcfp.com

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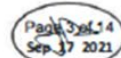
Page 1 of 14

APPLICANT'S AFFIDAVIT OF TESTING AND OPERATION, IN CONJUNCTION WITH ATTACHED FDNY CONDITIONAL LETTER OF NO OBJECTION DATED 9/10/2021, IS ACCEPTED IN LIEU OF FDNY LETTER OF APPROVAL FOR ISSUANCE OF TCO, WITH THE CONDITION THAT FIRE WATCH CONSISTING OF ONE IMPAIRMENT COORDINATOR PLUS A MINIMUM OF THREE (3) FDNY-CERTIFIED FIRE GUARDS (= ONE FG PER 50,000 SQ FT), MINIMALLY PATROLLING THE ENTIRE BUILDING ONCE PER HOUR, PER NYC FIRE CODE SECTION 901.7.

JOHN RAINE, R.A.
BOROUGH COMMISSIONER
Sep 17 2021

The following is the status of fire alarm / fire safety related items, which have been witnessed by either the Consultant or the Owner's Commissioning Agent. Additional details / observations are provided in the attached fire alarm testing observation list.

- Fire Command Centers
 - (Operational) The FCCs are installed and operational and provides required appurtenances. They are located in the lobby with view of the exits and elevators. There are minor items to be corrected and all trouble and supervisory conditions need to be cleared, which is planned to be cleared within the next week.
- Power
 - Primary - (Operational) Permanent primary power was installed.
 - Secondary - (Operational) The manufacturer start-up has been performed and it was witnessed by the Commissioning Agent.
- Central Station Communication
 - (Operational) Central station was operational.
- Automatic Sprinkler Systems
 - (Operational) All waterflow and tamper switches tested were operational. Exception of approximately five (5) tamper switches for status. Those corrections are in progress.
- Fire Pump(s)
 - (Operational) The automatic fire pump, special service fire pump and their associated jockey pumps have been flow tested and self-certified to the NYCDOB by the sprinkler contractor. Related fire alarm signals were confirmed by the Commissioning Agent.
- Post-Fire Smoke Purge
 - (Operational) The post-fire smoke purge system was operational.
- Stairwell Pressurization
 - (Operational) All stairwell pressurization fans turn on upon activation of the required alarms. The systems require balancing to maintain pressure differentials, additional equipment to monitor for status, duct detectors for shutdown and reprogramming to shutdown upon detection of smoke. All of these items are in progress.
- Elevator Smoke Curtains
 - (Operational) Elevator smoke curtains were operational but are not programmed in accordance with the FDNY TM-4 response. They will be reprogrammed to the required sequence. This is in progress.
- Fire Shutters / Won Doors
 - (Operational) Fire shutters were tested and found to be operational. Awaiting Engineer of Record response to address sequence of operations.
- Elevator Recall
 - (Operational) Elevator recall was found to be operational. Exception of one of the Fire Service Access Elevators (S1) and Office Elevator (CM1). Some fire hat lights and cab audibles are being corrected.
- Electronically Locked Doors in the Means of Egress
 - (Operational) Installed door locks were operational.
- Circuit supervision (NAC circuits, Network, 24-Volt, etc.)
 - (Operational) Circuits were tested for supervision and were found to be operational.



FIRE ALARM SYSTEM STATUS SUMMARY
TURKISH EMBASSY - 821 1ST AVENUE - NEW YORK, NEW YORK

N21021 - Page | 3
September 17, 2021

- Fans / Fan Shutdown
 - (Partially Operational) Most fans in the building were tested for fan shutdown. Approximately five (5) fans that were tested did not shutdown upon alarm activation.

Additional detail regarding fire alarm system observations during witnessed testing are provided as an attachment to this letter.

Until the observed deficiencies are resolved, the building will implement a fire watch in accordance with the requirements of the 2014 New York City Fire Code. The fire watch will consist of one (1) fire guard per 50,000 square feet or one (1) fire guard per quantity of building area that can be observed once per hour. The building will also provide an Impairment Coordinator in accordance with the requirements of the 2014 NYC Fire Code, and the contact information can be provided to the NYC Department of Buildings by the Owner.

Please do not hesitate to contact the undersigned with any questions or for further clarification at (212) 392-5868.

Respectfully submitted,

Sparc Fire Protection Engineering, LLC

Steven Venditti, P.E.
President



Enc.
Approved Schedule A
Fire Alarm Testing Observations



TURKEVI FIRE ALARM PRE-TESTING

Fire Alarm Observations			
Item	Location	Open/Ready For Reset/Disarmed	Deficiencies
2	General	Open	Confirm the installation approach and provide documentation for reference regarding AYS for our disjunctions for the installation. Confirm carbon monoxide detection is not required on the floor of their drive and floor below the kitchen. While IFCV 908-01 provides CO detection from being required within systems, it is our understanding they are still required on the floors due to the presence of their fuel mechanism.
5	General	RTT	Confirm the furnace and the fuel gas supply on their gas valve make detection in the mechanical room. Confirm that unit is not in a locked state and is ready to be reset.
6	General	Open	Verify the furnace and the fuel gas supply on their gas valve make detection in the mechanical room. Confirm that unit is not in a locked state and is ready to be reset.
8	General	Open	Verify the furnace and the fuel gas supply on their gas valve make detection in the mechanical room. Confirm that unit is not in a locked state and is ready to be reset.
11	General	Open	Verify the furnace and the fuel gas supply on their gas valve make detection in the mechanical room. Confirm that unit is not in a locked state and is ready to be reset.
13	General	RTT	Confirm the furnace and the fuel gas supply on their gas valve make detection in the mechanical room. Confirm that unit is not in a locked state and is ready to be reset.
15	General	Open	Provide details throughout the system on panels, functions, four disconnect switches, and as they control location of panels, etc.
16	General	RTT	Provide details on the system on panels, functions, four disconnect switches, and as they control location of panels, etc.
18	15	Open	A manual pull has been observed in the wall of the third floor stair at the back of the electrical closet near Star A. Verify the integrity of that stair will be maintained.
19	Cellar	Open	The fire alarm panel disconnect switch in the primary power room had a grounding conductor from the bottom of the panel to a grounding bar built in was not installed in conduit. Typically this is installed in conduit with the lead for the four termination. Space was advised this was for lightning protection, but it should be clarified if this is the equipment grounding conductor.
25	Multiple	Open	Multiple tamper switches were observed to be monitoring the water main pipe. These switches are not tamper switches and the equipment must be updated to reflect this. The following locations were noted: J4-R04-H-Side-A-and-C J4-R04-H-Side-A Cellar-HQV J4-RP Discharge was not registering
26	Multiple	Open	The following tamper switches need to be adjusted as they could not register the supervisory eventing valve being open or closed: J4-R04-H-Side-A J4-R04-H-Side-B Cellar-HQV Cellar - Star A-ICV
33	SCJ and Roof	Open	Provide for a list of the active pumps and fire pumps.
34	General	Open	Reconfirm all detector smoke controls to activate in accordance with the IFCV that is later.
35	Cellar	RTT	Notification appliances in the Cellar and SCJ for the alarm are on separate circuits and do not operate simultaneously. Reconfirm that no appliances on both levels activate at the same time.
36	General	RTT	Provide complete signage for the alarm. 1. Fans are not monitored for power failure. Provide the required monitoring. 2. The stairwell pressurization fans are not monitored for positive confirmation of fan on/off status. Provide status. 3. Stairwell pressurization fans do not shut down upon activation of their duct detector. 4. The duct detector on the roof for the stairwell pressurization fan with an injection point on the 35th floor is placed after the stairwell injection. It should be located prior to the branch duct. 5. Stairwell pressurization fan 3729-2 was not functional. 6. Stairwell pressurization fan 3729-1 was not provided with a duct detector (13th floor). 7. Cellar fan / set of stairwell pressurization fans to maintain proper pressure differential. 8. Provide the fire alarm panel. Control Panel at the ICC per NYS 909. 9. Remove all active duct detectors from all fan units.

Source: See Publications Engineering 117 | 717 002 5 028 MW | 713 001 6633 CT | smartform

Comments

Appendix III: Fire Protection Plan Letter of Disapproval



FDNY

BUREAU OF FIRE PREVENTION

9 Metro Tech Center, 3rd Floor
Brooklyn, NY 11201

Joseph.Gadalla@fdny.nyc.gov

To: JAM Consultants, Inc
From: Joseph Gadalla
Date: 07/26/2021
Record ID: 2021-EPPGFP-000387-PLAN
Date Submitted: 4/19/2021
Premises: 821 1 Avenue Manhattan NY 10017(-3504)
BIN: 1090642

Fire Protection Plan

Letter of Disapproval

Re: Location: 821 1 Avenue Manhattan NY 10017(-3504)

Buildings Dept: 121191138

Occupancy Classification: B Office, Professional, Service-type transaction, Public or Civic Services

The plan has been disapproved. Please resubmit a corrected Fire Protection Plan with the following included:

- 1- As per 2008 FC-404.2.2; Submit proof of approval of Comprehensive (combined) Fire Safety & Emergency Action Plan (FS/EAP). FPP will not be approved and Letter of Approval will not be Issued until a FS/EAP reaches Conditionally Accepted or Acceptance status.
Current status: Under Review, Submitted on (07/21/2021) . 2nd REQUEST.
- 2- Complete building address including ZIP Code must be shown on all Floor Plans and Narrative. 2nd REQUEST.

A Fire Department endorsement of an approved Fire Protection Plan is a required procedure towards the issuance of a TCO (Temporary Certificate of Occupancy).
Only after compliance to the above objections, based on our agency's review will a Fire Department's report and final approval be submitted to the Department of Buildings.

By order of,
Chief of Fire Prevention

Sincerely,

Joseph Gadalla

Record ID: 2021-EPPGFP-000387-PLAN

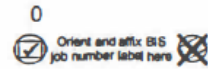
Job #: 121191138

Page: 1 of 1

Appendix IV: Request to Issue TCO without Fire Protection Plan Approval



AI1: Additional Information Must be typewritten.



Page number 01 of 01

BIS Document No. 01

1 Location and Job Information *Required for all applications.*

House No(s) 821 Street Name First Avenue 121191138
Borough Manhattan Block 1338 Lot 30 BIN 1090642 CB No. 106

2 Revisions to Plans/Drawings *Required whenever updating plans. All revisions for each page must be clearly described in section 3.*

Submission is part of a Post Approval Amendment (PAA)? ☒ Yes *PW1 required* ☐ No *Indicate all actions for this submission:*

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page.

Is this section continued on additional AI1 forms? ☐ Yes ☐ No

3 Additional Information *Required for all applications.*

Respectfully request that the temporary certificate of occupancy be issued without fire protection plan (FPP) approval. The FPP has been filed under application 2021-EPPGFP-000387-Plan. Approval of the FPP is pending conditional approval of the fire safety evacuation plan (FSEP). FSEP was filed under 2021-EPPGFS-000608-Plan and we are awaiting conditional approval.

**NO OBJECTION TO ISSUANCE OF INITIAL
TCO WITH FPP & FSEP FILED AND PENDING
APPROVAL.**

JOHN RAINE, R.A.
BOROUGH COMMISSIONER
Sep 14 2021

Appendix V: FDNY Notices of Defect



FDNY
Bureau of Fire Prevention
Fire Alarm Inspection Unit
9 Metrotech Center Brooklyn, NY 11201-3857
FAIU@fdny.nyc.gov

PAGE 1 OF 4

D.O.B 123138176

NOTICE OF DEFECT

BUSINESS NAME: _____ **CONTROL NO.:** 20F4281 **FAIU ACCT. NO.:** _____
PREMISES: 821 1st Ave NY NY 10017 **DATE(S) OF INSPECTION:** 11-26-2021
INSPECTOR: (Print): M. URETSKY
APPLICATION NUMBER: 2020-TMPALM-1004281
TECHNOLOGY MANAGEMENT INDEX NUMBER: 1901033C
FLOORS INSPECTED: SC2, SC1, G, M21, M27,
JOB DESCRIPTION: 01-19 manual & Automatic Smoke/Heat/C.O DET. Sprinkler w/ONE & Two way voice Comm. purge strobe. System (MUTUAL)

OWNER NAME: Consulate General of Turkey NY
ADDRESS: 608 13th Ave NY NY 10018

TO THE OWNER:

An inspection was conducted of the fire alarm/emergency alarm/ARC system installed at the above premises and the following deficiencies were noted, requiring the corrective action set forth below, in accordance with applicable laws, rules and regulations. Correct deficiencies and request reinspection within 90 days, or, if subject to certification of correction, submit certification and any other required documentation within such time, in accordance with 3 RCNY Section 104-04. This notice is subject to revision after administrative review.

PLEASE TAKE NOTICE THAT, UPON ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY, ANY CONDITION CITED HEREIN AS A DEFICIENCY CONSTITUTES A VIOLATION OF LAW IF NOT TIMELY CORRECTED.

- ① Submit AN AS BUILT Riser Diagram AS PER 3 RCNY 2108.01(c)(2)(A)(3) & 4.
- ② Submit UPDATED A-433 FORM AS TO REFLECT ALL FIRE ALARM DEVICES, FROM THE ELECTRICAL CONTRACTS OF RECORD.
- ③ Submit THE LETTER OF APPROVAL FOR THE RESIDENTIAL FIRE ALARM SYSTEM, FILED UNDER SEPARATE APPLICATION NUMBER. NOTE: FIRE COMMAND IS SHARED BETWEEN OCCUPANCIES.
- ④ PROVIDE CITYWIDE KEYLOCK ON PURGE CONTROL PANEL.
- ⑤ ARRANGE FOR THE PURGE ACTIVATION KEYSWITCH / KEY SHALL BE CAPTURED / NON-REMOVABLE IN THE ON POSITION.
- ⑥ REPLACE FIRE ALARM CABLE / WIRE WITHIN THE FIRE COMMAND STATION, THAT SERVES THE NETWORK COMMUNICATIONS BETWEEN DATA GATHERING PANELS THROUGHOUT, WITH APPROVED TYPE CABLE. NOTE: WIRE BETWEEN NETWORK IS 75°C.
- ⑦ ARRANGE FOR THE OPERATION OF THE FIREMEN'S KEYSWITCH AT MAIN ELEVATOR LOBBY SHALL RELEASE THE ASSOCIATED LOBBY TRANSITUS, AND AT A MINIMUM RELEASE THE ASSIGNED STAIRWELL RE-ENTRY DEADLY LOCKED ON THE STAIR SIDE. AS PER CODE.
- ⑧ ARRANGE FOR THE SMOKE VERIFICATION FEATURE SHALL BE INHIBITED WHILE THE SYSTEM IS CURRENTLY IN ALARM CONDITION, AS PER CODE.
- ⑨ AFFIX A LOCK ON ALL FIRE ALARM DISCONNECT SWITCHES THROUGHOUT

SEE PAGE 2 OF 4

SUBJECT TO CERTIFICATION OF CORRECTED DEFECTS: YES ☐ NO ☒ **INSPECTOR'S SIGNATURE:** M. URETSKY
RECEIVED BY: STEVEN VENTURINI **E-MAIL ADDRESS:** STEVE@SPARC-FP.COM
COMPANY: SPARC **TITLE:** PRES. **TELEPHONE NUMBER:** _____

DISTRIBUTION: 1. WHITE - F.D. 2. YELLOW - OWNER



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Bureau of Fire Prevention

Fire Alarm Inspection Unit
9 Metrotech Center Brooklyn, NY 11201-3857
FAIU@fdny.nyc.gov

PAGE 2 OF 4

NOTICE OF DEFECT

CONTROL NO.: 20F4281 FAIU ACCT. NO.:

- ⑩ AFFIX A SIGN ON THE FIRE ALARM A.T.S AS SUCH.
- ⑪ PROVIDE MISSING CONDUIT BUSHING IN DISCONNECT SWITCH ON LOAD SIDE OF A.T.S.
- ⑫ ARRANGE FOR THE CONTROL STARTER CIRCUIT WIRING WITHIN THE AUTOMATIC TRANSFER SWITCH, TO THE EMERGENCY GENERATOR SHALL RUN EXPRESS TO SAID GENERATOR.
NOTE: NOT DAISY CHAINED OR SHARED BETWEEN OTHER A.T.S.
- ⑬ ARRANGE FOR THE SPRINKLER WATERFLOW ALARM ACTIVATION SAME DEPLOY THE ASSOCIATED ELEVATOR LOBBY SMOKE CURTAINS ON THE FOLLOWING FLOORS. 03, 07, 14, 15, 16 BUT NOT LIMITED TO, CONSISTENT WITH THE APPROVED SEQUENCE OF OPERATION.
- ⑭ REPAIR DEFECTIVE GENERATOR RUN / FAIL STATUS / REPORTING.
- ⑮ ANNUNCIATE CROUOVER VALVE TAMPER 18 FLOOR MGR. AS SUCH.
- ⑯ REPAIR DEFECTIVE SPRINKLER DRY VALVE SUPERVISORY SWITCH, 1ST FLOOR
- ⑰ REPAIR DEFECTIVE LOW / HI AIR SUPERVISORY REPORTING, BACKWARDS.
- ⑱ AFFIX SIGNAGE ON THE DOOR TO THE ROOM / CLOSET WHERE THE SPRINKLER DRY VALVE IS LOCATED, AS SUCH
- ⑲ REMOVE DOUBLE FUSING SERVING THE DISCONNECT SWITCHES FOR THE DRY VALVE AIR COMPRESSOR.
NOTE: LOCAL DISCONNECT REQUIRED FOR AIR COMPRESSOR
- ⑳ COMPLETE THE INSTALLATION OF THE DRY VALVE SPRINKLER ALARM + SUPERVISORY ATTACHMENTS IN SCHEDULE #2
- ㉑ REPLACE # 12 WIRE, WITH # 10 CONDUCTOR WIRE SIZE WITHIN D.G.P IN CELLAR, BEING UTILIZED AS THE EQUIPMENT GROUNDING CONDUCT (E.G.C) AS PER CODE, BUT NOT LIMITED TO THIS D.G.P LOCATION,
- ㉒ PROVIDE FOR A WITNESS TEST OF THE ANSUL TIE-IN CONNECTION WITH A MEMBER OF THIS UNIT.
- ㉓ ARRANGE FOR THE FIRE COMMAND STATION SHALL REPORT WITHIN IT'S DESCRIPTION SUPPLY OR RETURN DUCT SMOKE DETECT IN ALARM

SEE PAGE 3 OF 4

SUBJECT TO CERTIFICATION OF CORRECTED DEFECTS: YES ☐ NO ☒ INSPECTOR'S SIGNATURE: *Steve Sparr*
RECEIVED BY: STEVEN VERGITI E-MAIL ADDRESS: STEVE@SPARRFP.COM
COMPANY: Sparr TITLE: *Owner* TELEPHONE NUMBER:

DISTRIBUTION: 1 WHITE - F D 2 YELLOW - OWNER

FIRE PREVENTION, FAIU

FORMS: FA-3-2, NOTICE OF DEFECT

FDNY_OTC 20

REV.: 10/20



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PAGE 3 OF 4

NOTICE OF DEFECT

CONTROL NO.: 20Fur81 FAIU ACCT. NO.:

- 24) PROVIDE ADEQUATE ACCESS IN ORDER TO TEST AND MAINTAIN DUCT SMOKE DETECT IN CEILING ON THE 10PL EAST AIR, 1 SHAFI SIDE, BUT NOT LIMITED TO TAN LOCATION, AS PER CODE
- 25) PROVIDE FOR SMOKE DETECTOR SHALL BE AT LEAST 36" AWAY FROM ANY AIR DIFFUSER ON 10, 11 FLOOR, BUT NOT LIMITED TO THIS LOCATION. AS PER CODE.
- 26) ARRANGE FOR THE SMOKE DAMPER TOP OF ELEVATOR SHAFI SHALL BE 1/3 OPEN IN ITS NORMAL STATE, IN ACCORDANCE WITH BUILDING CODE. NOTE: SHALL FULLY OPEN ASSOCIATED FIRE ALARM DEVICE ACTIVATION. UPON
- 27) PROVIDE REQUIRED BATTERY BACK-UP / STANDBY TIME FOR THE ASSOCIATED FIRE ALARM COMMUNICATIONS EQUIPMENT / MONITOR
- 28) REPAIR DEFECTIVE ELEVATOR RECALL FUNCTION (PAGE I / II) FOR THE SERVICE CAR.
- 29) ARRANGE FOR THE GROUNDING ELECTRODE CONDUCTOR (G.E.C) SHALL BE TERMINATED AT THE COLD WATER MAIN OR EQUIVALENT / ACCEPTABLE COLLECTION BAR. AS PER CODE
- 30) PROVIDE SAMPLING TUBE FOR DUCT SMOKE DETECT ASSOCIATED WITH STAIRWELLIZATION TAN 19-1, AS PER CODE
- 31) PROPERLY ANNUNCIATE SMOKE DETECTORS THROUGHOUT MEET ROOMS, IDF ROOMS, ELECTRICAL ROOMS, AS TO MATCH ITS POSTED ROOM NUMBER.
- 32) REPAIR DEFECTIVE SMOKE PURGE OPERATION ON THE FOLLOWING FLOORS Subcell 01, Subcell 02, 8TH FLOOR.
- 33) ARRANGE FOR ANY FIRE ALARM DEVICE ACTIVATION (IN ALARM) SHALL NOT AUTOMATICALLY SHUT DOWN THE MANUALLY OPERATED POST FIRE SMOKE PURGE. AS PER CODE
- 34) AFFIX A SIGN ON THE DOORS SEPARATED BY CORRIDOR AND SMOKE PURGE AIR SHAFI ON FLOORS, SHALL INDICATE "DOOR MUST BE OPEN IN ORDER TO PURGE FLOOR" AS SUFF. SEE PAGE 4 OF 4

SUBJECT TO CERTIFICATION OF CORRECTED DEFECTS: YES ☐ NO ☐ INSPECTOR'S SIGNATURE: *My Unit*

RECEIVED BY: STEVE VENOITTI

E-MAIL ADDRESS: STEVE@SPACEAP.COM

COMPANY: SPAN

TITLE: *pm*

TELEPHONE NUMBER:

DISTRIBUTION: 1 WHITE - FID 2 YELLOW - OWNER



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Fire Alarm Inspection Unit
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NOTICE OF DEFECT

CONTROL NO.: 20F421 FAIU ACCT. NO.:

- 35) REPLACE DEFECTIVE HEAT DETECTOR IN Subcellar # 2
By STAIR "A"
- 36) REPLACE MISSING LED LAMP INDICATOR FOR DUCT DETECTOR
Flow EAST SIDE of BLAF.
- 37) ARRANGE FOR CONSISTENT SEQUENCE of ALARM AND
TONGS WITHIN THE AUDITORIUM SERVING CELLAR
AND Subcell 1
- 38) PROVIDE A FIRE ALARM SPEAKER WITHIN EACH
TRANSLATION ROOMS C-4 / C-5
NOTE: Room HAS Soundproofing
- 39) PROVIDE SMOKE DETECTOR IN LIGHTING CONTROL ROOM
CLOSET 8B1-16, IN Subcellar # 1
- 40) SUBMIT B-15 FORM TO REQUEST AN INSPECTION / TEST
WITH A MEMBER OF THE UNIT

SUBJECT TO CERTIFICATION OF CORRECTED DEFECTS: YES ☐ NO ☒

RECEIVED BY: STEVE VENOITTI

COMPANY: Spare

TITLE: pmr

INSPECTOR'S SIGNATURE: *My [Signature]*

E-MAIL ADDRESS: STEVE.SPARE@FDNY.GOV

TELEPHONE NUMBER:

DISTRIBUTION: 1. WHITE - F.D 2. YELLOW - OWNER



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Fire Alarm Inspection Unit
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PAGE 1 OF 1

NOTICE OF DEFECT

DOB# 123138167

BUSINESS NAME: Residential (344 East 46th Street) CONTROL NO.: 20F4267 FAIU ACCT. NO.: -
PREMISES: 821 1st Avenue DATE(S) OF INSPECTION: 11/30/21
Manhattan, NY, 10017 INSPECTOR: (Print): C. Assenza
OWNER NAME: Consulate General of Turkey NY APPLICATION NUMBER: 2020-TMFAIM-204967-Plan
ADDRESS: 605 3rd Avenue TECHNOLOGY MANAGEMENT INDEX NUMBER: N/A
Manhattan, NY, 10158 FLOORS INSPECTED: 1, 19-35, Roof
JOB DESCRIPTION: Group R-2 High Rise
Automatic smoke/Heat/CO detection/
sprinkler fire alarm system w/one way
voice Comm/purge/stair pressurization

TO THE OWNER:

An inspection was conducted of the fire alarm/emergency alarm/ARC system installed at the above premises and the following deficiencies were noted, requiring the corrective action set forth below, in accordance with applicable laws, rules and regulations. Correct deficiencies and request reinspection within 90 days, or, if subject to certification of correction, submit certification and any other required documentation within such time, in accordance with 3 RCNY Section 104-04. This notice is subject to revision after administrative review

PLEASE TAKE NOTICE THAT, UPON ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY, ANY CONDITION CITED HEREIN AS A DEFICIENCY CONSTITUTES A VIOLATION OF LAW IF NOT TIMELY CORRECTED.

- ① Submit an as built riser diagram as per 3RCNY R105.01 (C)(2)(A)(3)(4)
- ② Submit a Post Approval Amendment (P.A.A.) to show Wandoor on floors and OTCR for wanddoors. (Sequence of operation for Wandoor)
- (W) ③ Arrange for Residential Central Station signals to have separate indication or account at Central office (Mutual) (Automatic/sprinkler/CO detection/supervisory/trouble)
- (W) ④ Arrange for residential inputs (Automatic/sprinkler/CO/super/trouble) to be controlled/acknowledged by residential FCC (Except on Common Floors)
- (W) ⑤ Provide for devices associated with residential elevators to only affect said elevators (Except on common or crossover floor)
- (W) ⑥ Arrange for FDNY fire department 2642 Key activation on Elevator R1/R2 to release stair doors (Phase I)
- 34 (W) ⑦ Provide for all CO producing equipment to shut down upon CO detection on 34th floor as per code. (CW)
- (W) ⑧ Arrange for top of shaft dampers to be 1/3 open in normal state and full open when top of shaft smoke is activated as per code. (CW)
- (W) ⑨ Provide a test of top of shaft and elevator recall on R2 Car (CW)
- (W) ⑩ Arrange for 28th floor DGP to report battery trouble. (CW)
- (W) ⑪ Arrange for 25th floor purge damper to operate in while panel in Alarm condition or normal condition (No interruption of Safety features) (CW)
- (W) ⑫ Remove Water flow switch 34th floor after fire pump (CW)
- (W) ⑬ Relocate smoke detector 36" away from d. fluser 32nd floor Elevator Lobby as per code.

SUBJECT TO CERTIFICATION OF CORRECTED DEFECTS: YES ☐ NO ☒ INSPECTOR'S SIGNATURE: C. Assenza

RECEIVED BY: Mike Mangione

E-MAIL ADDRESS: _____

COMPANY: _____ TITLE: _____

TELEPHONE NUMBER: (646) 260-8889

- (W) ⑭ Request a B-45 for re-inspection/test (W) ⑮ Release duplex lobby doors 28-32. on Automatic alarm. - 8F Lobbies.


FIRE PREVENTION, FAIU

DISTRIBUTION: 1. WHITE - F.D. (W) YELLOW - OWNER


FORMS: FA-3, NOTICE OF DEFECT

REV: 10/20

Appendix VI: FDNY Violation E676274

	CROSS STREETS		CITY OF NEW YORK		A-10(B) 10-03
	<u>East 46th Street</u> <u>East 45th Street</u>		FIRE DEPARTMENT		BATTALION _____
			VIOLATION ORDER		D.O. <u>34</u> E 676274
To <u>821 1st Avenue, Manhattan, NY, Consulate General of Turkey NY</u>		ADDRESS		NAME OF OWNER, LEASEE, OCCUPANT, ETC.	
<u>(SC2, SC1, C, M21, M27, 1-19)</u>		<u>Group B Business</u>		<u>42045211</u>	
ROOM NO. OR FLOOR		TYPE OF OCCUPANCY		ACCOUNT NO.	
<p>An inspection this date of the above premises indicates the existence of the following violations under the enforcement jurisdiction of this Department. You are hereby directed to correct such violations by compliance with the following order:</p> <p><u>DOB# 123138176 Fires# 2020-TMFALM-004281-Plan</u></p>					
STANDARD ORDER FORM NO.	ITEM NO.	<u>monitored Auto smoke/Heat/Codedetection/sprinkler Alarm w one way voice & Two way voice</u> <u>Post Fire smoke purge / stair pressurization</u>			
FA-01-2A	①	<u>Failed to complete the installation of an approved type of fire alarm system consistent with the designated and/or actual occupancy of the building, in violation of FC901.4 and 907.2</u> <u>Comments: Comply with item numbers <u>1, 3, 5, 8, 12, 26</u> ^{CW}</u> <u>and <u>29</u> ^{CW} on Notice of Defect dated 11/26/21 (Control #</u> <u>138176 & 20F4281)</u> <u>Remedy: Correct all deficiencies listed in the</u> <u>Notice of Defect and submit a request (B-45 form) to the</u> <u>Fire Department Fire Alarm Inspection Unit <u>2-3-2123</u></u> <u>on inspection and/or test to verify that <u>sub</u> ^{EDMUNDES KUN SUPERVISOR}</u> <u>been corrected in accordance FC901.4 and <u>FDNY</u></u>			
<p>If this order has not been complied with in, <u>30</u> days of the issuance date, A SUMMONS will be served for violations of the Administrative Code of the City of New York.</p>					
TO 25		TO 24			
FOR-NUMBERING		FOR DISMISSAL			
				By Order of the Fire Commissioner <u>CMA</u>	
This is to certify that I have made an inspection of said premises and have issued the above order to:					
NAME OF PERSON WHO RECEIVED THIS ORDER		TITLE		PHONE #	
<u>Emre Manay</u>				<u>(646) 430-6367</u>	
INSPECTOR		DATE		UNIT	
<u>C Assenza</u>		<u>3/11/22</u>		<u>Fire Alarm Inspection Unit</u>	
Unit Address		Unit Telephone			
<u>9 Metrotech Center, Brooklyn, NY</u>		<u>(718) 999-2468</u>			
FDNY_OTC 32					

Appendix VII: FDNY Violation E676274

	CROSS STREETS <u>East 46th Street</u> <u>East 45th Street</u>		CITY OF NEW YORK FIRE DEPARTMENT		A-10(B) 10-03 BATTALION _____
	VIOLATION ORDER		D.O. <u>24</u> E 685090		

To <u>821 1st Avenue, New York NY 10017</u> <u>01st 19th-25th Floor</u>	ADDRESS <u>Residential</u> TYPE OF OCCUPANCY	<u>Consulate of General of Turkey NY</u> NAME OF OWNER, LEASEE, OCCUPANT, ETC. <u>42054296</u> ACCOUNT NO.
--	--	---

An inspection this date of the above premises indicates the existence of the following violations under the enforcement jurisdiction of this Department. You are hereby directed to correct such violations by compliance with the following order:

Job Ref: 2020-TMFALM-004267-PLAN

STANDARD ORDER FORM NO.	ITEM NO.	DESCRIPTION
		Installation of automatic smoke/heat/codet & sprinkler Fire Alarm & One way voice Com. Post Fire Smoke & Stair Pressurization.
FA-0102A	①	Failed to complete the installation of an approved type of Fire Alarm System consistent with the designated and/or actual occupancy of the Building in Violation of FC: 901.4 and 907.2.
<u>Comments:</u> Respondent failed to correct all deficiencies listed in the Notice of Defect issued on 11-30-2021 for the Fire Alarm System tested under Job application number: 2020-TMFALM-004267-PLAN.		
<u>Remedy:</u> Correct all deficiencies listed in the enclosed Notice of Defect and submit a request Form B-45 to the Fire Department Fire Alarm Inspection Unit to schedule an inspection and/or Test to verify that such deficiencies have been corrected in accordance with FC: 901.4 and 907.2.		

If this order has not been complied with in, 30 days of the issuance date, A SUMMONS will be served for violations of the Administrative Code of the City of New York.

TO 25 FOR-NUMBERING	TO 24 FOR DISMISSAL
--------------------------------------	--------------------------------------

By Order of the Fire Commissioner G.H.

This is to certify that I have made an inspection of said premises and have issued the above order to:

<u>Steve Morris</u> NAME OF PERSON WHO RECEIVED THIS ORDER	<u>Chief Engineer</u> TITLE	<u>201-5433951</u> PHONE #
<u>Gunter Heinrich</u> INSPECTOR	<u>04-13-2022</u> DATE	<u>FAIU</u> UNIT

Unit Address 9 Metro Tech Brooklyn 11201 Unit Telephone 718-9992467

FDNY_OTC 88

Appendix VIII: DOB's Follow-Up Response



James S. Oddo
Commissioner

Helen Thomas
Assistant General Counsel
hethomas@buildings.nyc.gov

280 Broadway
Office of the General Counsel
7th Floor
New York, NY 10007
nyc.gov/buildings

+1 (212) 323-2032 tel
+1 (212) 566-3843 fax

December 3, 2024

Via Email

Maura Hayes-Chaffe, Deputy Comptroller for Audit
NYC Office of the Comptroller
David N. Dinkins Municipal Building
1 Centre Street N, 5th Floor
New York, NY 10007

Re: Turkish House
Premises: 821 1st Avenue (aka 821 UN Plaza), NY, NY

Dear Deputy Comptroller Maura Hayes-Chaffe:

We are in receipt of the Comptroller's request by letter dated November 21, 2024, for request for more information related to the above-referenced premises.

Your inquiries and the Department's responses are set forth below:

1. Please confirm whether a current, valid Temporary Certificate of Occupancy (TCO) is in effect for the Turkish House.

Response: The current TCO has expired, and an application to renew TCO with some changes was submitted on 9/26/24 before the other TCO expired on 10/1/24. The Department reviewed the renewal application and issued objections. Lapses of time between TCOs do occasionally occur, depending on timeliness and completeness of applicants' filings for renewals or renewals with change. A building with an expired TCO does not require a vacate unless a specific hazard to life, public safety, or property occurs which would warrant vacating of such building (per Administrative Code §28-207.4.1).

2. If there is no current TCO in effect, please provide:

a. the date at which the most recent TCO expired;

Response: 10/01/2024



b. the current status of any pending applications for a TCO, with supporting documentation;

Response: The most recent application for TCO was submitted 9/26/24. (Supporting documentation is attached and can also be found here: <https://a810-dobnow.nyc.gov/publish/Index.html#/search>. The TCO application is in objections status. The Department is awaiting the applicant's official response to the objections. A summary of the objections (with initial responses entered in DOB NOW by applicant but not yet submitted, shown in parentheses) is as follows:

- Update of elevator signoff required – (DOB NOTE - THIS OBJECTION IS MARKED RESOLVED BY APPLICANT as follows: Temp signoff for 90 days issued on 10/1/2024)
- Provide complete TR1 and TR8 for Mezzanine 7 & Mezzanine 18
- Missing Fire alarm document for Mezzanine-18 – (DOB NOTE - THIS OBJECTION IS MARKED RESOLVED BY APPLICANT as follows: Mez 18 is only a transfer floor as indicated on sch A- and shown on FDNY dwgs - attached to co worksheet)
- Provide valid fire suppression document for 6th floor kitchen since drawing doesn't show 'No cooking warming only'. (DOB NOTE - THIS OBJECTION IS MARKED RESOLVED BY APPLICANT as follows: 6th floor is only a prep kitchen- drawings attached to CO work sheet for 6th floor)

c. a list of any outstanding violations/issues/outstanding submissions from Turkish House that prevent the issuance of a TCO.

Response: Prior to TCO issuance, resolution of the issued objections as described above for the most recent TCO submission is required.

3. Please explain why Turkish House had not been issued with a permanent Certificate of Occupancy (CO), including: a. a description of any outstanding documentation/violations/inspection reports/other matters preventing the issuance of a permanent CO; and b. supporting documentation, including any related correspondence/violations/inspection results pertaining to a. above



Response: The applicant for the Turkish House has not yet submitted an application for a Final Certificate of Occupancy. Prior to a Final Certificate of Occupancy, the Department would require the following: Final Technical Reports for all floors, Builders Pavement Plan signoff, Open violation resolution such as the currently open façade violation and open elevator violations (see attached). There is no separate correspondence related to the issuance of the Final Certificate of Occupancy outside of the application process.

Sincerely,

Helen Thomas

Helen Thomas
Assistant General Counsel

cc: Guillermo Patino, Deputy Commissioner, Policy and Legal Affairs
Mona Sehgal, Associate Commissioner and General Counsel
Juliet Neisser, Associate General Counsel

Appendix IX: Open DOB and OATH /ECB Violations

NYC Department of Buildings OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 819 1 AVENUE MANHATTAN Filed At: 821 1 AVENUE , MANHATTAN , NY 10017
BIN: [1090642](#) Block: 1338 Lot: 30 Community Board: 106

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 35681820J

[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 2

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$1,250.00

Hearing Status: PENDING

Respondent Information

Name: REPUBLIC OF TURKEY
Mailing Address: 821 UNITED NATIONS PLAZA , MANHATTAN , NY 10017

Violation Details

Violation Date:	05/10/2024	Violation Type:	CONSTRUCTION
Served Date:	05/10/2024	Inspection Unit:	FACADE INSPECTION AND AUDIT UNIT

Infraction Codes	Section of Law	Standard Description
204	28-302.1	FAILURE TO MAINTAIN BUILDING WALL(S) OR APPURTENANCES

Specific Violation Condition(s) and Remedy:

FAILURE TO MAINTAIN EXTERIOR FACADE AND APPURTENANCES. NOTE: OBSERVED AT EXPOSURE 4, EAST ELEVATION A BROKEN GLASS PANEL ON THE 16TH FLOOR. NO LOOSE MATERIAL WAS OBSERVED. DAMAGED PANEL IS NEAR NORTHEAST CORNER

Issuing Inspector ID: 3618

DOB Violation Number: 05102024LL06SB02

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 01/16/2025 10:30 Hearing Status: PENDING

OATH/ECB Penalty Information

Penalty Imposed:	\$1,250.00	Amount Paid:	\$0.00
Adjustments:	\$0.00		
Penalty Balance Due:	\$1,250.00		

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1 and 28-207.2.6 that may impose \$1500 for each Class 1 violation. If the violating condition is an illegal conversion, additional daily penalties of \$1000 for continued violation are also applicable.
Class 2 or NON-HAZ	Major violations. See Administrative Code Section 28-201.2 .
Class 3 or NON-HAZ	Lesser violations.

OATH/ECB Penalty Due - amount owed to OATH that can be paid at www.nyc.gov/citypay/oath. A penalty may still be due even if the violating condition has been corrected. A red banner on the Property Profile Page indicates that additional civil penalties are due.

Certification Status - see below chart to determine if a violation requires submission of a Certificate of Correction to the Department of Buildings and the review status of any submissions.

OATH/ECB Hearing Status - see below chart to determine if a hearing is required and the status of any [OATH hearings](#).

Search Results for Violations

Violation #	BIN	Compliance Type	Violation Status	Civil Penalty Due	
VIO-FTC-VT-CAT1-202312-0014685	1090642	Elevators	Active	\$1,000.00	
<u>Violation Information</u>					
Violation Class	Violation Type		Cycle End Date	Address	
FTC	FTC-VT-CAT1-NJ		12/31/2023	819 1 AVENUE MANHATTAN	
<u>Associated Device(s)</u>					
Violation Number	Device Number	Issue Date	Violation Status	Civil Penalty Status	Violation Remarks
VIO-FTC-VT-CAT1-202312-0014685	1F0994866	10/11/2024	Active	Due	Violation Issued-Failure To File 2023 Cat1 Test Affirmation of Correction

Violation #	BIN	Compliance Type	Violation Status	Civil Penalty Due	
VIO-FTC-VT-CAT1-202312-0014687	1090642	Elevators	Active	\$3,000.00	
<u>Violation Information</u>					
Violation Class	Violation Type		Cycle End Date	Address	
FTC	FTC-VT-CAT1-CO		12/31/2023	819 1 AVENUE MANHATTAN	
<u>Associated Device(s)</u>					
Violation Number	Device Number	Issue Date	Violation Status	Civil Penalty Status	Violation Remarks
VIO-FTC-VT-CAT1-202312-0014687	1P0987789	10/11/2024	Active	Due	Violation Issued-Failure To File 2023 Cat1 Test Affirmation of Correction

Violation #	BIN	Compliance Type	Violation Status	Civil Penalty Due	
VIO-FTC-VT-CAT1-202312-0014688	1090642	Elevators	Active	\$1,000.00	
<u>Violation Information</u>					
Violation Class	Violation Type		Cycle End Date	Address	
FTC	FTC-VT-CAT1-NJ		12/31/2023	819 1 AVENUE MANHATTAN	

Associated Device(s)

Violation Number	Device Number	Issue Date	Violation Status	Civil Penalty Status	Violation Remarks
VIO-FTC-VT-CAT1-202312-0014688	1P0987790	10/11/2024	Active	Due	Violation Issued-Failure To File 2023 Cat1 Test Affirmation of Correction

Violation #	BIN	Compliance Type	Violation Status	Civil Penalty Due
VIO-FTC-VT-CAT1-202312-0014689	1090642	Elevators	Active	\$3,000.00

Violation Information

Violation Class	Violation Type	Cycle End Date	Address
FTC	FTC-VT-CAT1-CO	12/31/2023	819 1 AVENUE MANHATTAN

Associated Device(s)

Violation Number	Device Number	Issue Date	Violation Status	Civil Penalty Status	Violation Remarks
VIO-FTC-VT-CAT1-202312-0014689	1P0987791	10/11/2024	Active	Due	Violation Issued-Failure To File 2023 Cat1 Test Affirmation of Correction

Violation #	BIN	Compliance Type	Violation Status	Civil Penalty Due
VIO-FTF-VT-CAT1-202312-0004640	1090642	Elevators	Active	\$3,000.00

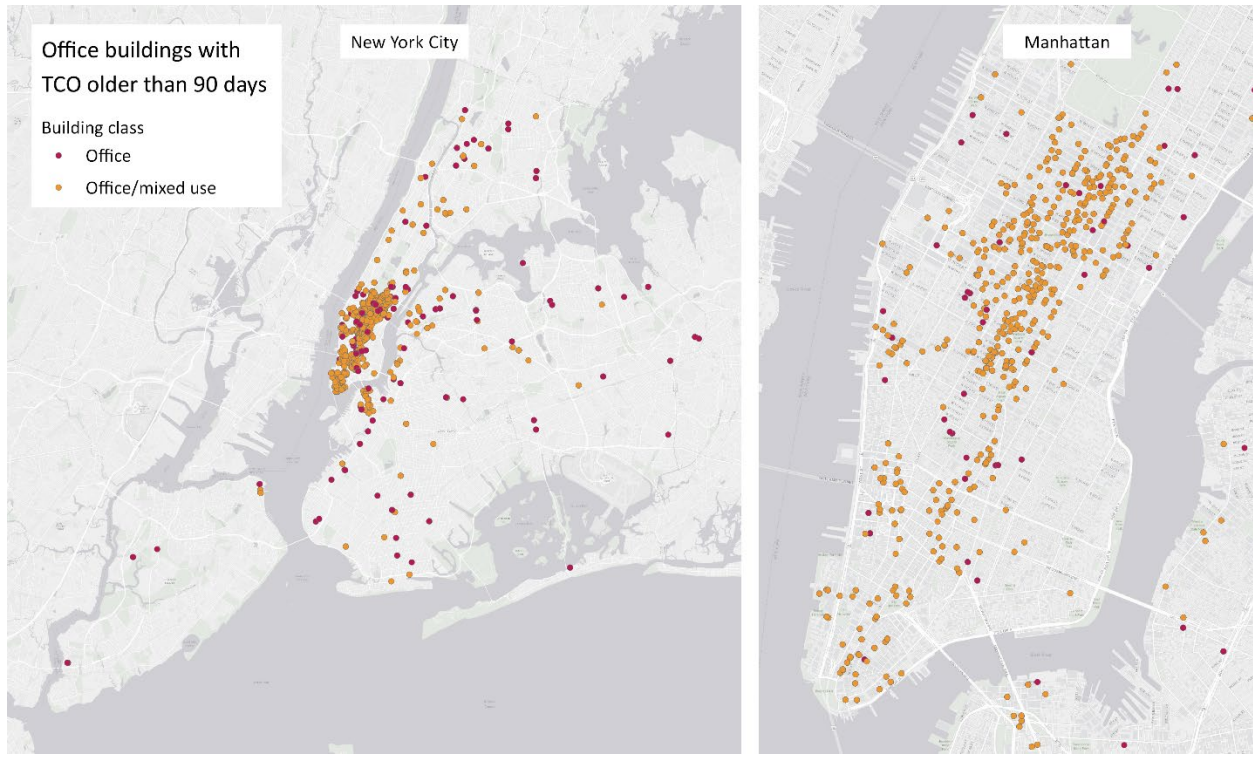
Violation Information

Violation Class	Violation Type	Cycle End Date	Address
FTF	FTF-VT-CAT1-CO	12/31/2023	819 1 AVENUE MANHATTAN

Associated Device(s)

Violation Number	Device Number	Issue Date	Violation Status	Civil Penalty Status	Violation Remarks
VIO-FTF-VT-CAT1-202312-0004640	1P0987835	09/11/2024	Active	Due	Violation Issued-Failure To File 2023 Cat1 Test Report

Appendix X: Office Buildings with TCO Older than 90 Days



Appendix XI: O4 Buildings with Expired New Build TCOs

BIN	BBL	Address	Most Recent TCO Issuance Date	Initial TCO #
1035742	1012900003	693 5th Ave	11/17/2023	100075133-T
1088582	1012880056	14 East 53rd Street (510 Madison)	12/11/2023	104747115T001
1085972	1012760058	300 Madison Ave	5/16/2024	102946564-T
1090642	1013380030	821 First Avenue	7/23/2024	CO-000008600
1088833	1008150026	1045 6th Avenue (7 Bryant Park)	5/3/2024	121181112T001
1035465	1012860043	34 East 51st Street	6/6/2018	121182219T001
1089412	1007050001	550 West 34th Street (55 Hudson Yards)	6/13/2024	121184841T001

Appendix XII: DOB Active Violations at Office Buildings with Expired TCOs

Violation Type		Number of Violation	Number of Buildings
LBLVIO-LOW PRESSURE BOILER	BOILER REQUIRED	432	68
E-ELEVATOR	ELEVATORREQUIRED	307	74
ACC1-(OTHER BLDGS TYPES) - ELEVATOR AFFIRMATION OF CORRECTION	ELEVATORREQUIRED	218	49
EGRADE-FAILURE TO POST ENERGY GRADE/SCORE	NONE	143	108
EVCAT1-ELEVATOR ANNUAL INSPECTION / TEST	ELEVATORREQUIRED	141	37
FISPNRF-NO REPORT AND / OR LATE FILING (FACADE)	FACADE REQUIRED	126	108
HBLVIO-HIGH PRESSURE BOILER	BOILER REQUIRED	112	8
BENCH-FAILURE TO BENCHMARK	NONE	95	46
C-CONSTRUCTION	OTHER OPTIONAL	93	63
FISPHAZ-HAZARDOUS CONDITION (FACADE)	FACADE REQUIRED	69	64
LL2604S-SPRINKLER	NONE	63	63
AEUHAZ1-FAIL TO CERTIFY CLASS 1	NONE	63	27
EARCX-FAILURE TO SUBMIT EER	NONE	37	23
FISPFCS-FAILURE TO CORRECT SWAMP CONDITIONS (FACADE)	FACADE REQUIRED	32	32
EVCAT5-NON-RESIDENTIAL ELEVATOR PERIODIC INSPECTION/TEST	ELEVATORREQUIRED	26	19
FISP-FACADE SAFETY PROGRAM	FACADE REQUIRED	19	19
LANDMK-LANDMARK	NONE	14	10
LL11/98-LOCAL LAW 11/98 - FACADE	FACADE OPTIONAL	7	7
IMEGNCY-IMMEDIATE EMERGENCY	ANYTHINGOPTIONAL	2	2
P-PLUMBING	NONE	2	2
ACJ1-(PRIVATE RESIDENCE) - ELEVATOR AFFIRMATION OF CORRECTION	ELEVATORREQUIRED	1	1
(blank)		1	1
Grand Total		1870	356

Appendix XIII: FDNY Active Violations at Office Buildings with Expired TCOs

Violation Code Description	Number of Violations	Number of Buildings
FIRE PROTECTION SYSTEMS: FAIL TO PREVENT UNNECESSARY UNWARRANTED ALARM	839	289
INSPECTION AND TESTING	379	195
AFFIDAVITS, DESIGN INSTALLATION DOCUMENTS, AND OTHER DOCUMENTATION	293	155
FIRE PROTECTION SYSTEMS	167	134
CERTIFICATES OF FITNESS AND CERTIFICATES OF QUALIFICATION	141	104
RECORDKEEPING	133	104
PERMITS	98	61
EMERGENCY PLANNING AND PREPAREDNESS	85	53
GENERAL MAINTENANCE	67	55
SIGN, POSTINGS, NOTICES AND INSTRUCTIONS	56	48
ELECTRICAL LIGHTING HAZARDS	39	38
LABELS MARKINGS	36	32
FIRE-RATED DOORS AND WINDOWS	27	25
ROOFTOP ACCESS AND MEANS OF EGRESS	26	22
POSTING OF PERMITS AND RECORD KEEPING	25	22
PORTABLE FIRE EXTINGUISHERS AND FIRE HOSES	18	15
FLAME-RESISTANT MATERIALS	13	12
FIRE-RATED CONSTRUCTION	13	13
STORAGE, ACCUMULATION AND REMOVAL OF COMBUSTIBLE MATERIAL AND WASTE	11	10
ELECTRICAL HAZARDS	10	9
HEATING AND REFRIGERATING EQUIPMENT AND SYSTEMS	9	6
FIRE SAFETY IN OFFICE BUILDINGS, HOTELS, AND MOTELS	7	7
STORAGE FACILITIES	4	4
VENTILATION	3	3
MEANS OF EGRESS	2	2
ACCUMULATION AND REMOVAL OF COMBUSTIBLE WASTE	2	2
UNLAWFUL QUANTITY OR LOCATION OF REGULATED MATERIAL	1	1
STORAGE OF HAZARDOUS MATERIALS AND COMMODITIES	1	1
Grand Total	2505	484