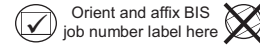




CCD1: Construction Code Determination Form

Must be typewritten.



Do not use this form for Zoning Resolution determination requests - use ZRD1 form

1 Location Information Required for all requests on filed applications.

House No(s) 270

Street Name Park Avenue

Borough Manhattan

Block 1283

Lot 21

BIN 1035421

CB No. 105

2 Applicant Information Required for all requests on filed applications.

Last Name Zigomanis

First Name Nickolas

Middle Initial

Business Name AAI Architects, P.C.

Business Telephone 212-964-4040

Business Address 14 Wall Street

Business Fax 212-964-4090

City New York

State NY

Zip 10005

Mobile Telephone

E-Mail nzigomanis@adamson-associates.com

License Number 33081

License Type ☐ P.E. ☒ R.A. ☐ RLA ☐ Elevator (Co) Director ☐ Master Electrician **DOB PENS ID # (if available)**

3 Attendee Information Required if different from Applicant in Section 2 or no Applicant.

Relationship to the property: ☐ Attorney ☒ Filing Representative (Class 2) ☐ Other

Last Name Nassimi

First Name Jonathan

Middle Initial

Business Name Milrose Consultants, Inc.

Business Telephone (212) 643-4545

Business Address 498 Seventh Avenue, 17th Floor

Business Fax (212) 643-4859

City New York

State NY

Zip 10018

Mobile Telephone

E-Mail determinationteam@milrose.com License/Registration # (if P.E./R.A./R.L.A./Attorney/Lic.(Co)Director/Master Electrician)

4 Nature of Request Required for all requests. Only one request may be submitted per form.

Determination request is for: ☒ Determination ☐ Predetermination

Determination request issued to: ☒ Borough Commissioner's Office (Initial) ☐ Technical Affairs (Appeal) ☐ Elevators

Job associated with this request? ☒ Yes (provide job # / doc # / obj # / examiner name below) ☐ No

Job/Application: 121205604 Document #: 01 Objection: N/A Examiner/Inspector: Shabnam Shrinpour

Has this request or a similar one been previously denied? ☒ Yes (attach all denied request form(s) and attachment(s)) ☐ No

Enter short description of Technical Topic (5 words or less): Additional exit stairway below-grade

Construction Code (if applicable): ☒ 2014 Code ☐ 2008 Code ☐ 1968 Code ☐ Prior to 1968 Code

Electrical Code (if applicable): ☐ 2011 Code ☐ 2007 Code ☐ 2004 Code ☐ Prior to 2004 Code

Enter All Control #(s) for related CCD1/ZRD1 requests: 59392

Request for 1-3 family dwelling? ☐ Yes ☒ No For HPD Affordable Housing? ☐ Yes ☒ No Fee Exempt per 28-112.1? ☐ Yes ☒ No

Zoning District(s): C5-3 - Restricted Central Commercial District

MDL: _____

Zoning Overlay(s): _____

BBs: _____

Special District(s): MiD - Special Midtown District

Other: _____

ZR Section: _____

Code Section: Section BC 403.5.2

Rule #: _____

TPPN, Memo: _____

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

☒ Borough Commissioner

☒ Code & Zoning Specialist

☐ General Counsel's Office

☐ Deputy Borough Commissioner

☐ Chief Plan Examiner

☐ Elevators

☐ Other

ADMINISTRATIVE USE ONLY

Control #:

Appointment Scheduled With:

Comments:

Review Team Members:

Reviewed By:

REVIEWED BY

Damian Titus
Appointment Date
Building Code Specialist
NYC Development Hub

APPROVED
WITH CONDITIONS

Date

CCD1: Construction Code Determination Form

PAGE 2

5	Description of Request (utilize page 3/Section 7 if additional space is needed to properly describe this request)
<p>This is a request for:</p> <p><input type="checkbox"/> Interpretation or clarification</p> <p><input checked="" type="checkbox"/> Variation of Building Code or Rules per § 28-103.3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))</p> <p><input type="checkbox"/> Variation of Multiple Dwelling Law (MDL) § 277.16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))</p> <p><input type="checkbox"/> Variation of Electrical Code or Rules per NYC Electrical Code § 90.4 (please state in detail the practical difficulty _____ and provide safe alternative method _____ for establishing and maintaining effective safety.</p> <p><i>NOTE: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.</i></p>	

Please itemize all attachments, including plans/sketches, submitted with this form. (**attachment may not be larger than 11" x 17"**)
If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the Objection sheet and include a copy of the Objection sheet in the submitted Pdf.

The project consists of a new high-rise office tower located at 270 Park Avenue in New York, New York that will serve as the new JP Morgan Chase Co. headquarters. The tower will consist of approximately 58 stories and will be approximately 1,388 feet in height. The building is currently being designed in accordance with the 2014 New York City Building Code and will comply with the high-rise provisions of Section BC 403.




The building will be provided with an additional exit stairway for the above grade portions of the building as required by Section BC 403.5.2. This CCD1 is respectfully submitted to omit the additional exit stairway for the below grade levels of the building.

As required by Section BC 403.5.2, for buildings that are more than 420 feet in building height, one additional exit stairway must be provided in addition to the minimum number of exits required by Section 1021. The 270 Park Avenue building will be provided with an additional exit stairway for all levels above grade in accordance with Section 403.5.2. However, the three levels below grade are not designed to include an additional exit stairway. The below grade portion of the building is used only for back of house and loading dock pursues and is approximately 57 feet below grade.

It is proposed to not provide an additional exit stairway for the below grade levels of the building based on the following justifications:

1. Low occupant load. The below grade space is used for fuel oil storage, MEP points of entry, and loading dock purposes only. The occupant load for each level below grade is approximately 60 occupants. The available exit capacity via the two enclosed exit stairways is 366 persons.

NOTE: Department of Buildings Determination will be issued on the CCD1 Response Form

6	Statements and Signature Required for all requests (If Attorney, include 'Esquire' or 'Esq.' in signature)						
<p>I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.</p>							
<table border="0"> <tr> <td>Name (please print)</td> <td>Nickolas Zigomanis</td> </tr> <tr> <td>Signature</td> <td></td> </tr> <tr> <td>Date</td> <td>2/10/2020</td> </tr> </table>		Name (please print)	Nickolas Zigomanis	Signature		Date	2/10/2020
Name (please print)	Nickolas Zigomanis						
Signature							
Date	2/10/2020						
<p>P.E. / R.A. / Master Electrician Seal (apply seal, then sign and date over seal—not required for Attorneys on unfilled applications)</p>							
<table border="0"> <tr> <td>ADMINISTRATIVE USE ONLY</td> <td> <p>REVIEWED BY Damian Titus Building Code Specialist NYC Development Hub</p> <p>Reviewed By: _____</p> <p>Date: _____</p> </td> </tr> </table>		ADMINISTRATIVE USE ONLY	<p>REVIEWED BY Damian Titus Building Code Specialist NYC Development Hub</p> <p>Reviewed By: _____</p> <p>Date: _____</p>				
ADMINISTRATIVE USE ONLY	<p>REVIEWED BY Damian Titus Building Code Specialist NYC Development Hub</p> <p>Reviewed By: _____</p> <p>Date: _____</p>						

APPROVED WITH CONDITIONS
CCD1 (64867)
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Date: 04/17/2020

07/19

CCD1: Construction Code Determination Form

PAGE 3

7 Description of Request (use this section if additional space is required for description)

- Based on discussions with the Department of Buildings, as an alternative to providing an additional (third) exit stairway, a timed egress analysis may be provided establishing the egress time it would take to evacuate the below-grade floors, utilizing the two stairways required by Section 1021.1 (sized 25% wider than the minimum exit stairway width but with the timed egress not accounting for the increase stairway width). This scenario must be compared against the egress time if the third stairways were to be provided.

A timed egress analysis was performed. The model accounted for occupants which were assigned a set of characteristics that account for body size and speed. Building occupants were assigned characteristics based on 45% male/45% female and 10% with mobility impairments. The resulting scenarios for the below grade building occupants—approximately 60 persons/floor based on an occupant load factor calculation of 300 gross sq. ft./person—is as follows:

- Three exit stairways, 44-inches wide, with 36-inch clear width door openings: 3 minutes, 18 seconds
 - Two exit stairways, 55-inches wide with only 44-inches accounted for and 36-inch clear width door openings: 4 minutes, 38 seconds (a difference of 1 minute, 20 seconds from the base scenario).
- In the context of a high-rise building, it typically takes approximately one - two minutes per floor to evacuate. The results show that the difference in evacuation time for all below-grade occupants is minimal. Please note that when the model was run utilizing two 55-inch wide stairways, the resulting egress time for all below grade floors was 3 minutes, 43 seconds – a difference of 25 seconds from the three exit stairway scenario to evacuate all below grade occupants;

- Site constraints. Providing an additional exit stairway to the below grade portion of the building is a practical difficulty due to the small footprint of terra firma for the site. See the attached floor plans. Of the entire building site of approximately 80,000 square feet, only approximately 20,000 square feet are located on terra firma due to the adjacent MTA trainways.

The locations for below grade building services, including points of entry (POE's) and the loading docks, are very limited. In addition, the below grade levels must accommodate an existing Grand Central Terminal stair and an existing MTA stair, which further limits the available space for an additional exit stairway.

- Given that the stairways serve floor levels located more than 30 feet below the level of exit discharge, the stairways will be designed as smokeproof enclosures in accordance with Section BC 1022.9. This will provide for an added level of protection below grade.

Based on the above documentation, it is respectfully requested that the Department of Buildings approve this CCD1 request to omit the additional exit stairway for the below grade levels of the building.

NOTE: Department of Buildings Determination will be issued on the CCD1 Response Form

8 Statements and Signature Required for all requests (If Attorney, include 'Esquire' or 'Esq.' in signature)

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print)

Nickolas Zigomanis

Signature

Date



2/10/2020

P.E. / R.A. Seal / Master Electrician (apply seal, then sign and date over seal—not required for Attorneys on unfilled applications)

ADMINISTRATIVE USE ONLY

Reviewed By:

REVIEWED BY
Damian Titus
Building Code Specialist
NYC Development Hub

Date:

APPROVED
WITH CONDITIONS

CCD1 (64867)
Page 3 of 9
Date: 04/17/2020

07/19

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 270

Street Name Park Avenue

Borough Manhattan

Block 1283

Lot 21

BIN 1036421

Job No. 121205604

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): BC 403.5.2

Other secondary Zoning Resolution or Code Section(s): BC 1021.1, BC 403.5.2

Control Number:

Comments:

The requested to omit an additional exit stairway for the below grade levels of the building is hereby approved with conditions.

The subject is a new 58 stories, approximately 1388 feet in height, high-rise office tower located at 270 Park Avenue in New York. The applicant proposing additional exit stairway for all levels above the grade in accordance with 2014 BC 403.5.2. However, the three levels, approximately 57 feet below the grade, are not designed to include an additional exit stairway. The underground portion of the building is used for back of the house and loading docks.

- Plan Examiner to verify a timed egress analysis establishing the egress time it would take for the underground levels evacuation, utilizing the stairs required by 2014 BC 1021.1 and the additional stair that would have been required pursuant to 2014 BC Section 403.5.2. The minimum number of exits required by 2014 BC 1021.1 shall be least 25 percent wider than the exit width required by Chapter 10. The increase in the stair width shall not be utilized in the timed egress analyses.

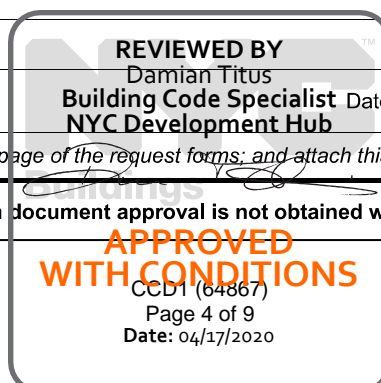
This CCD1/ZRD1 is approved ONLY for the specific request and conditions as noted above. The attached plans / documentation have not been reviewed beyond the context of the specific request and shall not be deemed as having been reviewed and approved in accordance with applicable Zoning Resolution, Building and other Codes.

Name of Authorized Reviewer (please print):

Title (please print):

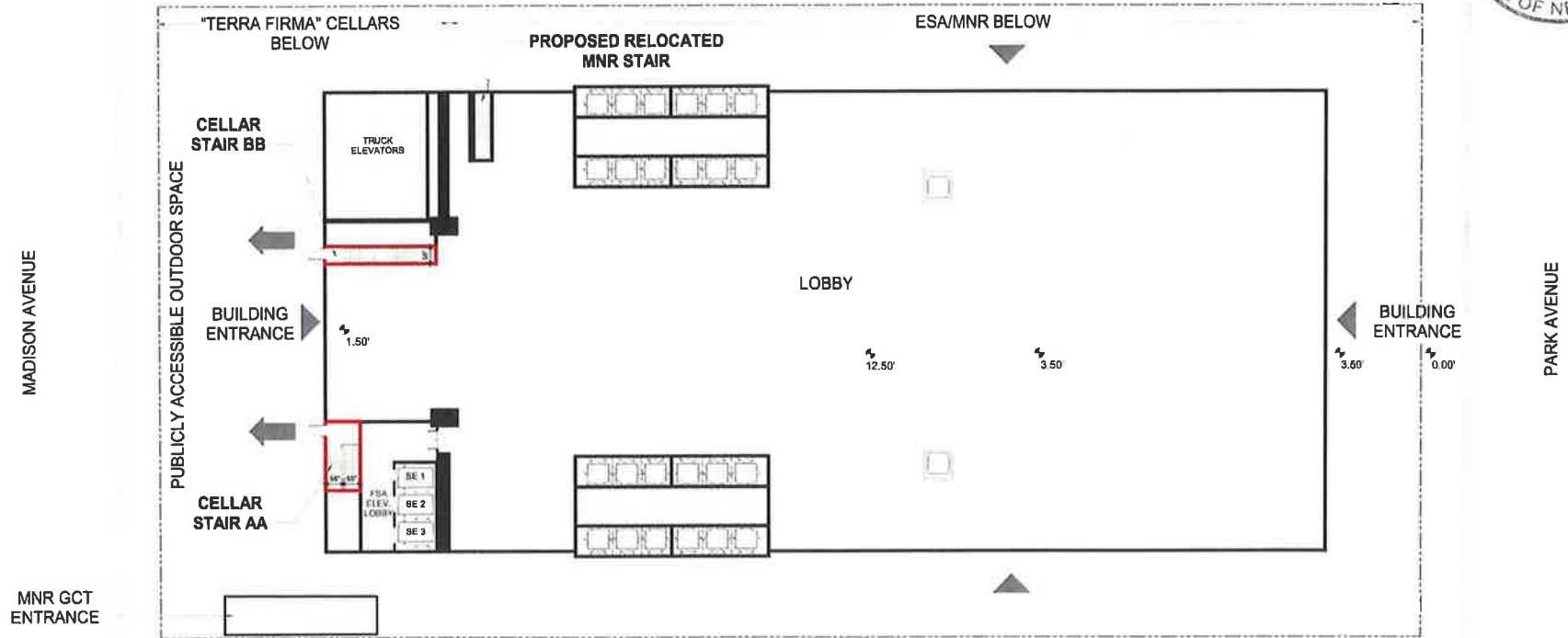
Authorized Signature:

Issuers: write signature, date, and time on each page of the request forms; and attach this form.



Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

EAST 48TH STREET



EAST 47TH STREET

270 Park Avenue
CELLAR EGRESS CCD1 DIAGRAM

ISSUED FOR
CELLAR EGRESS - GROUND FLOOR PLAN
DRAWN BY
SCALE 1/16" = 1'-0"
DATE FEBRUARY 1, 2020

REVIEWED BY
Damian Titus
Building Code Specialist
NYC Development Hub

REVISION - STAIRS WIDENED BY 26"

REV DATE
2/1/20

AAI
ARCHITECTS, P.C.

PROJECT NO. 6K-5

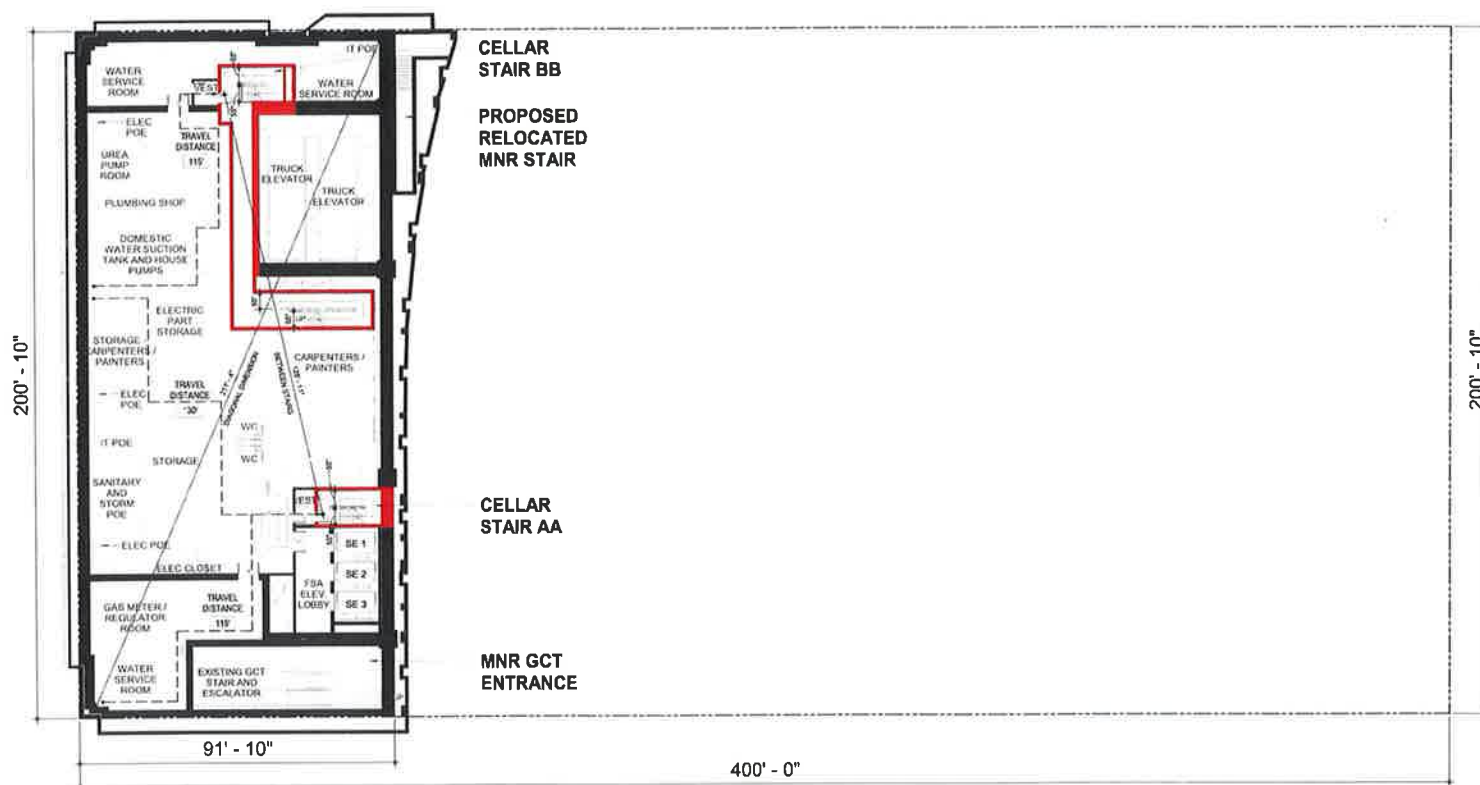
**APPROVED
WITH CONDITIONS**

CCD1 (64867)
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Date: 04/17/2020



"TERRA FIRMA"

ESA/MNR



OCCUPANT LOAD: APPROX. 60

	STAIR		DOOR		EXIT
	WIDTH (IN)	CAPACITY	WIDTH (IN)	CAPACITY	CAPACITY
STAIR AA	44"	140	36"	180	145
STAIR BB	44"	145	36"	180	145
				TOTAL	292

* = 55" PROVIDED

270 Park Avenue
CELLAR EGRESS CCD1 DIAGRAM

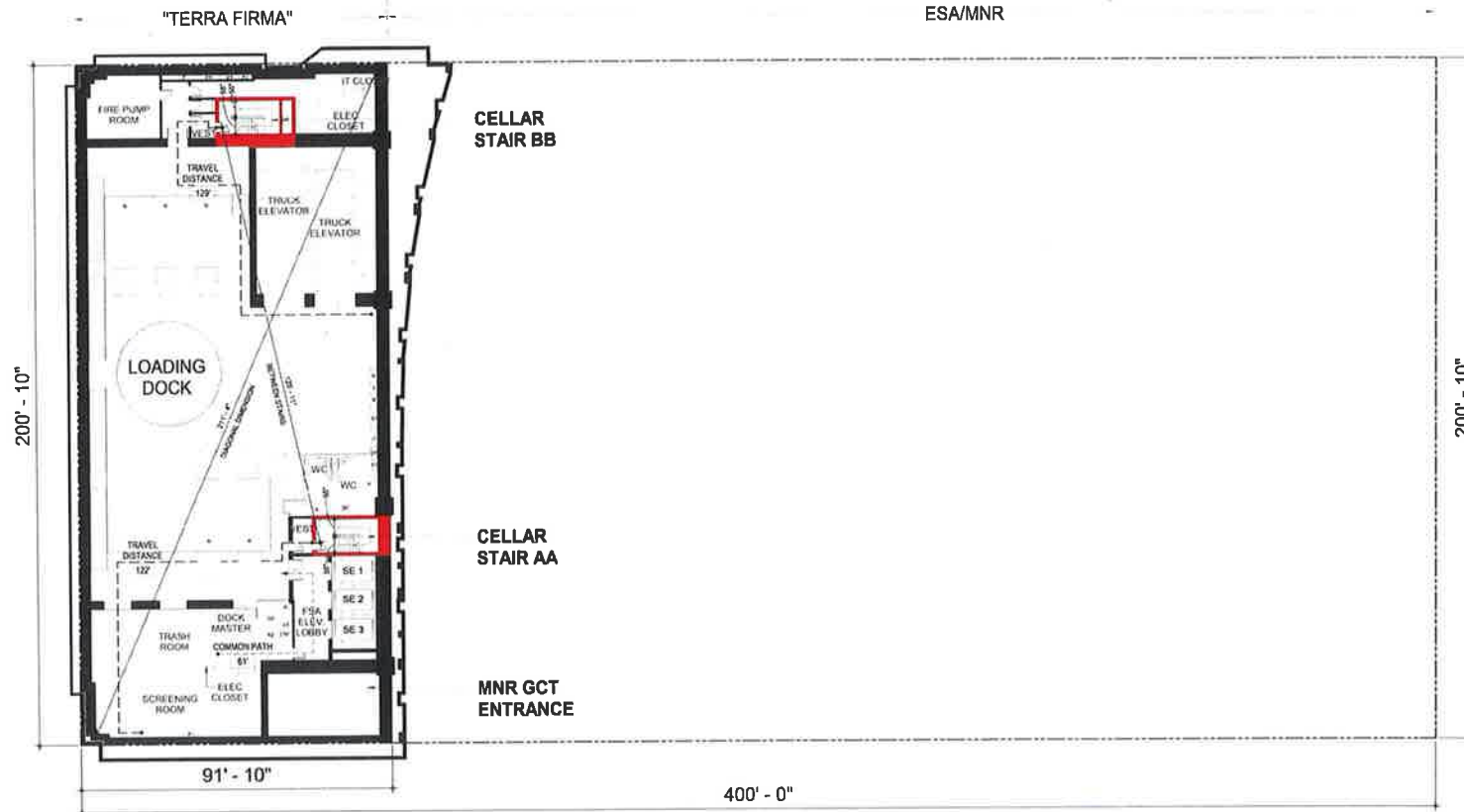
CELLAR EGRESS - CELLAR FLOOR PLAN
SCALE: As Indicated
DATE: FEBRUARY 1, 2020

REVIEWED BY
Damian Titus
Building Code Specialist
NYC Development Hub

**APPROVED
WITH CONDITIONS**

CCD1 (64867)
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Date: 04/17/2020

REV 018	AAI ARCHITECTS P.C.	SK-8	REV NO. 01
2/1/20			



OCCUPANT LOAD: APPROX. 60

	STAIR		DOOR		EXIT	
	WIDTH (IN)	CAPACITY	CLEAR WIDTH (IN)	CAPACITY	CAPACITY	
STAIR AA	44"	148	36"	180	148	
STAIR BB	44"	148	36"	180	148	
			TOTAL	360	296	

* 5' - 0" PROVIDED

270 Park Avenue		DATE: FEBRUARY 1, 2020	CELLAR EGRESS - SUB-CELLAR 1 FLOOR PLAN		REVIEWED BY: Damian Titus	DATE: 2/1/20	 AAI
CELLAR EGRESS CCD1 DIAGRAM		SCALE: As Indicated	BUILDING CODE SPECIALIST		SUBMISSION: CAPS WIDENED BY 25%		
<small>DESIGNER/OWNER SHALL BE RESPONSIBLE IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE ARCHITECT. THIS DOCUMENT IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</small>		DATE: FEBRUARY 1, 2020					SK-7 PROJECT NO. SHEET NO. 01

**APPROVED
WITH CONDITIONS**

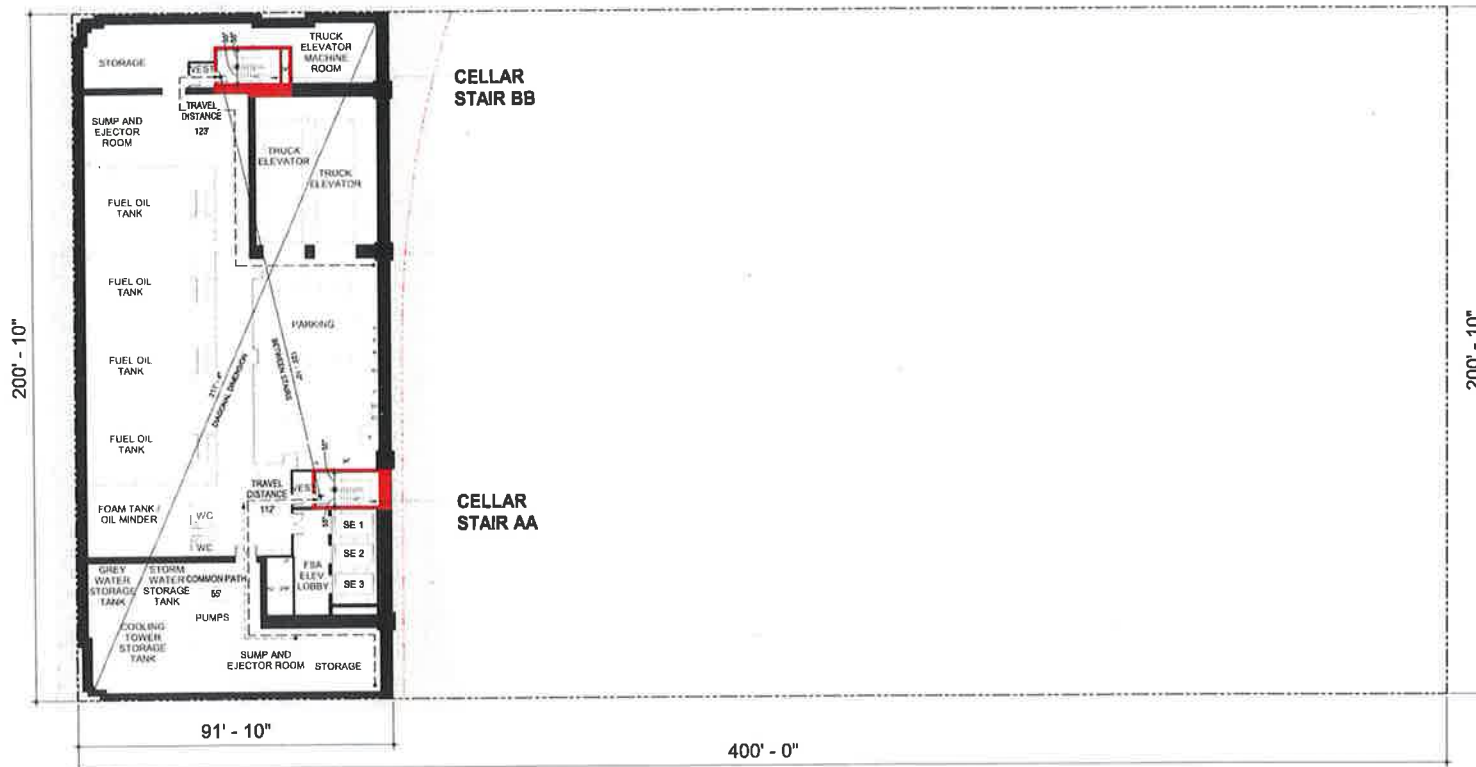
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Date: 04/17/2020



2/10/2020

"TERRA FIRMA"

ESA/MNR



OCCUPANT LOAD: APPROX. 60

	STAIR	DOOR	EXIT
	WIDTH (IN)	CAPACITY	CLEAR WIDTH (IN)
STAIR AA	44"	146	36"
STAIR BB	44"	146	36"
		TOTAL	292

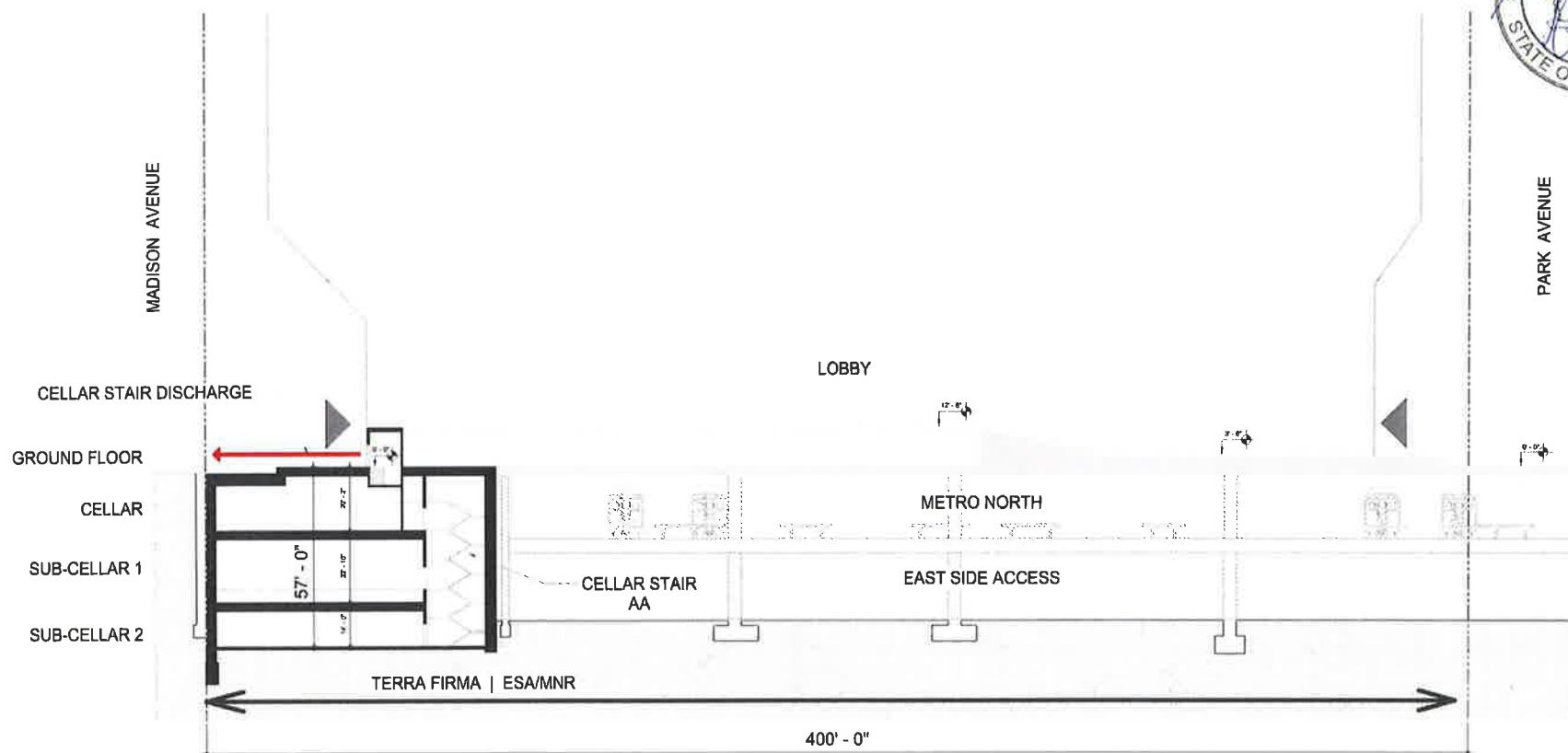
* = 55" PROVIDED

270 Park Avenue		UNAPPROVED TITLE	CELLAR EGRESS - SUB-CELLAR 2 FLOOR PLAN		REVIEWED BY	DATE	
CELLAR EGRESS CCD1 DIAGRAM		DESIGNED BY			Building Code Specialist	2/1/20	
<small>DESIGNED BY: [Signature]</small> <small>THESE PLANS HAVE BEEN REVIEWED BY THE ARCHITECT AND FOUND TO BE IN ACCORDANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS REGULATIONS AND CODES.</small>		SCALE	As Indicated		APPROVED BY	DATE	PROJECT NO.
		DATE	FEBRUARY 1, 2020		DATE		01

REVIEWED BY
 Damian Titus
 Building Code Specialist
 NYC Development Hub

[Signature]

APPROVED WITH CONDITIONS
 CCD1 (64867)
 Page 8 of 9
 Date: 04/17/2020



270 Park Avenue
CELLAR EGRESS CCD1 DIAGRAM

CELLAR EGRESS - SECTION

SCALE: 1/16" = 1'-0"
DATE: FEBRUARY 1, 2020

REVIEWED BY
Damian Titus
Building Code Specialist
NYC Development Hub

**APPROVED
WITH CONDITIONS**

CCD1 (64867)
Page 9 of 9
Date: 04/17/2020

AAI
ARCHITECTS PC
SK-8