



Job Filing Highlights

Location:	109 EAST 9 STREET MANHATTAN 10003
BIN:	1008963
Job Number:	M01181265-I1
Filing Type:	New Filing
Job Type:	Alteration
Job Status:	Job in Process
Current Filing Status:	On Hold Administrative Action
Work Type(s):	Structural
Job Filing Review Type:	Standard Plan Examination or Review
Created On:	02/13/2025
Work Without Permit Violation:	No
Estimated Job Cost:	\$74,745.45
Total Job Cost:	\$74,745.45
TPP Applicable:	No
Site Safety Applicable:	No
Owner Type:	Corporation
Building Type:	Other
Project Number:	
Next Day Review Pilot Program	No

Payment Summary

Filing Fee:	\$966.60
Legalization Fee:	\$0.00
Record Management Fee:	\$165.00
Landmark Fee:	\$0.00
Post Approval Amendment Fee:	\$0.00
Refile Fee:	\$0.00
In Conjunction Fee:	\$0.00
Total Fee:	\$1,131.60
Amount Paid:	\$1,131.60
Amount Due:	\$0.00

Location Information

House Number:
109
 Street Name:
EAST 9 STREET
 Borough:
MANHATTAN

Block:
555
 Lot:
40
 BIN:
1008963

Community Board:
103
 Zip Code:
10003

Work on Floors

Work Type	Location	Floor From	Floor To	Description of Location
Structural	Floor Number(s)	003	005	
Structural	Roof			

Stakeholders

Applicant Information

Email:
SEBSZTUKOWSKI@GMAIL.COM
 License Type:
Professional Engineer
 License Number:
098967

Last Name:
Sztukowski
 First Name:
Sebastian
 Middle Initial:

Business Name:
STEEL CORE ENGINEERING PLLC
 Business Telephone:
6312649220
 Business Address:
37 WEST END AVE ST#4

City:
BROOKLYN
 State:
NY
 Zip Code:
11235

Owner Information

Email:
MICHAELG109E9@GMAIL.COM
 Owner Type:
Corporation
 First Name:
MICHAEL

Middle Initial:
Last Name:
GEYLIK
 Title:

Business Name/Agency name:
109E9 LLC
 Street Address:
109 EAST 9 ST
 City:
NEW YORK

State:
NY
 Zip Code:
10003
 Telephone Number:
7185221111

Filing Representative Class I/Preparer

Email:
OFFICE@SMTAM-ARCH.COM

Middle Initial:

Business Telephone:
7187651122

State:
NY

Registration Number:

Last Name:
Tam

Business Address:
5816 FT HAMILTON PKW

Zip Code:
11219

First Name:

Shiming

Business Name:
S M TAM ARCHITECT, PLLC

City:
BROOKLYN

Filing Review Type, Work Type/Filing Includes

Filing Includes:

New Work: Yes Legalization of Completed Work where No Notice of Violation for Work Without a Permit was Issued: ---

Filing Review Type:

Standard Plan Examination or Review

Is this an application for a Small Business (employs fewer than 100 persons)? No

Is this an application for an approved project under the Major Projects Development Program (MPP)? No

Selected Work Type(s):

Structural

Additional Information

Estimated Job Cost \$:

\$74,745.45

Total Construction Floor Area (Square Feet):

1755

Is this application filed in connection with a development, enlargement, or change in use, as defined in Zoning Resolution Section 12-10? (ZD1 on the DOB NOW NB, Alt CO or Alt w/enlargement must be approved for permit to be issued on this filing)

No

In Conjunction New Building BIS Job Numbers:

Is this job related to any New Building filed in BIS?

No

Related DOB NOW/BIS Job Numbers:

Is this job related to any other jobs filed in BIS/DOB NOW?

Yes

Related BIS/ DOB Job Number:

M01098599

Additional Considerations, Limitations or Restrictions

Landmark:	NO
Review is requested under which building code?	2022
Alteration required to meet New Building requirements	No
Alteration is a major change to exits	No
Alteration in occupancy or use	No
Alteration is inconsistent with the current certificate of occupancy	No
Alteration in number of stories	No
Loft Board	No
Facade Alteration	No
Adult Establishment	No
Little 'E' or RD Site	No
Unmapped/Corporation Counsel Opinion (CCO) Street	No
Restrictive Declaration/Easement	No
Filing to comply with Local Laws	No
Filing to Address Violations	Yes
Enter DOB Violation Number(s): FEU10302PN, FEU10301PN	
Enter OATH/ECB Summons Number(s):	
BSA Calendar Numbers	No
CPC Calendar Numbers	No
Work includes modular construction under New York State jurisdiction	No
Work includes modular construction under New York City jurisdiction	No
Has a structural peer review been requested by the Commissioner?	No
Is the structure design based on a Wind Tunnel Test?	No
Is a Structural Peer Review required?	No
Has a geotechnical peer review been requested by the Commissioner?	No
Is a Geotechnical Peer Review required? (BC 1818.2)	No
Work includes partial demolition as defined in AC 28-101.5.	No
Structural stability affected by proposed work	No
Work on interior of building	Yes
Work on exterior of building	No
Are you using alternative materials that require an OTCR review and approval?	No

Job Description

Job Description for New Work (printed on work permit):

INSTALL TEMPORARY SHORING TO SUPPORT THE MAIN ROOF. REMOVE EXISTING FRAMING AT THE 3RD, 4TH, 5TH AND MAIN ROOF LEVELS. INSTALLING NEW STEEL FRAMING AT THE 3RD, 4TH, 5TH, AND MAIN ROOF LEVELS.

Asbestos Abatement Compliance

The asbestos-related compliance is addressed in an associated NB job ---

The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP). ---

The scope of work is not an asbestos project as defined in the regulation of the NYC DEP. DEP Control Number is required Yes

DEP ACP-5 Control Number OR ACP20/21:

11229536

Certificate Number of the Investigator:

150639

The scope of work is exempt from the asbestos requirement as defined in the regulation promulgated by the NYC DEP (15 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with 28-106.1 ---

Comments

FILING TO RESOLVE OBJECTIONS.

Zoning Information

Building Characteristics

Primary Structural System of the Building	Site Class	
	Existing	Proposed
Wood	D	
Risk Category	II-Other Than I, III or IV	II-Other Than I, III or IV
Seismic Design Category	Category B	Category B
Do the 2022 Code designations apply to Occupancy Classification?	No	No
Occupancy Classification	RES - Old Code Residence Buildings	RES - Old Code Residence Buildings
Do the 2022 Code designations apply to Construction Classification?	No	No
Construction Classification	3 - Non-fireproofed Structures (Old Code)	3 - Non-fireproofed Structures (Old Code)
Multiple Dwelling Classification	Class B-HCB-Heretofore Converted	Class B-HCB-Heretofore Converted
Building Stories as defined in the Building Code	5	5
Building Type		
Other		
Mixed use building?	Yes	
Dwelling Units/Density		
	Existing	Proposed
Dwelling Units (Building)	13	13
Dwelling Units (Lot)	13	13

Prefab Wood Joists:	No
Structural Cold-formed Steel:	Yes
Open-Web Steel Posts:	No

What is the Structural work being proposed?

Steel

Sub-category for wood materials:

Initial Cost Details

Category of Work	Description of Work	Area/Units	Unit Cost	Total Cost
Structural	Install temporary shoring to support the main roof. Remove existing framing at the 3rd, 4th, 5th and main roof levels. Installing new steel framing at the 3rd, 4th, 5th and main roof levels.	1755	\$42.59	\$74,745.45

Work Category Total Cost: \$74,745.45

Total Job Cost (Initial): \$74,745.45

Special Inspection Categories

Requirement	Agency No.	Identified	Certified	Waived	Special Inspector
Structural Cold-Formed Steel	1098	Yes	No	No	Alexander Sheyman
Structural Stability Alterations of existing buildings	1098	Yes	No	No	Alexander Sheyman
Structural Steel - Details	1098	Yes	No	No	Alexander Sheyman

Progress Inspection Categories

Requirement	Identified	Certified	Waived	Progress Inspector
Final	Yes	No	No	Alexander Sheyman

Additional Supporting Documents

Document Name	Document Status	Prior To
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Required Documents

Document Name	Document Status	Prior To
DPL-1: Design Professional Seal & Signature	Accepted	Filing
HPD-3: Single Room Occupancy Multiple Dwelling (SRO MD) Anti-Harassment Checklist	Accepted	Approval
Plans/Sketch	Accepted	Filing
DEP ACP-5: Asbestos Assessment Report	Accepted	Approval

Work Permit (PW2)

Tracking #	Permit #	Sequence #	Permit Status	Permit Type	Initial Permit	No Work Permit	Permit Issued Date
637793646	M01181265-11-ST	1	On Hold Administrative Action	Structural	Yes	No	03/19/2025

Site Safety Requests

	Construction Superintendent	Site Safety Coordinator	Site Safety Manager
Job Site Safety Requirement Waiver Status	Not Applicable	Not Applicable	Not Applicable
Job Site Safety Licensee Requirement	Not Applicable	Not Applicable	Not Applicable
Job Site Safety Licensee Release Status	Not Applicable	Not Applicable	Not Applicable

Site Safety Criteria

Job Type Alteration	Work Types Structural		
Horizontal Enlargement Not Applicable	Vertical Enlargement Not Applicable	Facade Alteration No	
Are you demolishing more than 50% of the gross floor area of the building? Not Applicable	Are you altering more than 50% of the gross floor area of the building? Not Applicable	Are you removing one or more floors? Not Applicable	
Partial Demolition work is limited to the interior components of the building and no mechanical demolition equipment, other than handheld devices, is used? No	Work includes partial demolition as defined in AC 28-101.5? No	TR1 Inspection: Underpinning RC1022 Not Applicable	
TR1 Inspection: Excavations-Sheeting, Shoring, and Bracing RC1033 Not Applicable	TR1 Inspection: Mechanical Demolition Not Applicable	Is this Alteration required to meet New Building requirements? No	
Associated BIS NB Job Number: Not Applicable	Associated BIS Alt Job Number: M01098599		
	Existing	Proposed	
Building Height as defined in the Building Code	Not Applicable	Not Applicable	
Building Stories as defined in the Building Code	5	5	
Building Footprint (Sq. Ft.)	Not Applicable	Not Applicable	

Site Safety Request

Applicant of Record's Attestation

Plans/Sketches (PW1)

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. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents and specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the NYC Administrative Code and other applicable laws and rules, except as set forth in the accompanying documents. I acknowledge that I have read and complied with all instructions pertaining to this application and supplementary schedules submitted. Cluster Development Statement (if applicable): I hereby state that all specifications relating to this job are identical to those previously filed under the group lead job number, except as specified herein.

Cost Affidavit (PW3)

I hereby state the information on this form is correct and complete to the best of my knowledge. I understand falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. I also understand 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. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Technical Report (TR1)

I have identified in the Technical Report (TR1) associated with this application all of the special inspections, progress inspections and tests required for compliance with NYC Building Code 1704, 110 and Article 116 of the NYC Administrative Code. I hereby certify that I will verify that the Special Inspection and Approved Agencies engaged by the owner to supervise the work specified herein for which they are required are acceptable, and further certify that if I determine that they are not acceptable, I will so notify the department.

I have personally reviewed all information entered on each of the documents listed above. I understand and agree that by personally clicking on the box at left I am electronically signing each document listed above and expressing my agreement with the Statements and Signatures terms for such documents and all other statements above. I understand that this electronic signature shall have the same validity and effect as a signature affixed to each document and statement by hand, and I further agree that, an uploaded electronic image of my signature and professional seal that is part of this application is hereby applied, to this signed statement and each document and statement listed above as if I had personally signed and sealed these statements and documents by hand.



Name: Sebastian Sztukowski (Electronically Signed) Date: 03/10/2025

Owner's Attestation

Plans/Sketches (PW1)

Occupied Dwelling Units During Construction

- 1. During construction, alteration or demolition, will this building contain one or more occupied dwelling units? No
- 2. Number of Dwelling Units that will be occupied during construction: 0

Occupied Dwelling Units

- 3. Does the building to be altered, constructed or demolished contain one or more occupied dwelling units? Yes
- 4. Number of Occupied Dwelling Units : 4

Rent Controlled or Rent Stabilized Housing

- 5. Does the building to be altered, constructed or demolished contain housing accommodations subject to rent control or rent stabilization? (Under Chapters 3 and 4 of Title 26 of the Administrative Code or rent regulation under Article 7-C of the Multiple Dwelling Law.) Yes

Rent Controlled and DHCR Notification

- 6. Does the building to be altered, constructed or demolished contain occupied housing accommodations subject to rent control? (Under chapter 3 of title 26 of the Administrative Code) No

Loft Board Notification

- 7. Is the building subject to Article 7-C of the Multiple Dwelling Law? If yes, the owner will notify the New York City Loft Board of the filing of the construction documents and will comply with all requirements imposed by Multiple Dwelling Law Article 7-C and the Loft Board's rules. No

Interior Work

- 8. Will the work be limited to the interior of an owner-occupied unit in a multiple dwelling with no disruption to the essential services of other units? No
- 9. Will the work be limited to the interior of a dwelling unit owned by a condominium or held by a shareholder of a cooperative corporation under a proprietary lease and occupied by the owner(s) of record for the unit, with no disruption to the essential services of other units? No
- 10. Will the work be limited to the interior of a single dwelling unit of an occupied multiple dwelling 3 stories or less in height? No

If I am a condo unit owner or co-op tenant-shareholder, I further represent that I am authorized by the condo or co-op board to sign this application on behalf of such board.

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. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

Cost Affidavit (PW3)

I hereby swear or affirm that the information on this form is correct and complete to the best of my knowledge. I understand falsification of any statement is a misdemeanor and punishable by a fine, imprisonment, or both. I also understand 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. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Technical Report (TR1)

I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. I approve the identification of the responsible inspector. 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 a fine or imprisonment, or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.



I understand and agree that by personally clicking on the box at left I am electronically signing each document listed above and expressing my agreement with the Statements and Signatures terms for such documents and all other statements above. I understand that this electronic signature shall have the same validity and effect as a signature affixed to each document and statement by hand.

Name:

MICHAEL GEYLIK
(Electronically Signed)

Date:

02/17/2025