



CCD1: Construction Code Determination Form

☒ Orient and affix BIS
job number label here ☒

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) 550

Street Name WEST 34TH STREET

Borough Manhattan

Block 705

Lot 1

BIN 1089412

CB No. 104

2 Applicant Information Required for all requests on filed applications.

Last Name GREENE

First Name MICHAEL

Middle Initial K

Business Name KOHN PEDERSEN FOX ASSOCIATES

Business Telephone (212) 977-6500

Business Address 11 WEST 42ND STREET

Business Fax (212) 956-2526

City NEW YORK

State NY

Zip 10036

Mobile Telephone () -

E-Mail MGREENE@KPF.COM

License Number 025818

License Type ☐ P.E.

☒ R.A.

☐ RLA

DOB PENS ID # (if available)

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

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

Last Name MATTY

First Name ADAM

Middle Initial J

Business Name KM ASSOCIATES OF NY, INC.

Business Telephone (212) 563-6760

Business Address 158 WEST 29TH STREET 7TH FLOOR

Business Fax (212) 563-6753

City NEW YORK

State NY

Zip 10001

Mobile Telephone (646) 423-7655

E-Mail amatty@kmaofny.com

License/Registration # (if P.E./R.A./R.L.A./Attorney) 001820

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 ☐ Technical Affairs

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

Job #: 121184841

Document #:

Objection #:

Examiner: Damian Titus

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): Elevator/Stair Bulkhead & Openings

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

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

TPPN, Memo:

Zoning District(s): C6-4

MDL:

Zoning Overlay(s):

BBs:

Special District(s): HY

Other:

ZR Section:

Code Section: 708.2, 1509.2.1

Rule #:

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

☐ Other

ADMINISTRATIVE USE ONLY

Control #:

Appointment Scheduled With:

Comments:

Review Team Members:

Reviewed By:

Date

REVIEWED BY
Appointment date:
Scott D. Pavan, RA
Borough Commissioner

APPROVED
WITH CONDITIONS

CCD1 (50504) Page 1 of 9

Date: 09/25/2017

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><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.


Point 72 – CCD1

The 55 Hudson Yards project is a new high rise office building located in Manhattan, New York. The project was designed in accordance with the 2008 New York City Building Code and is currently under construction. The building is constructed as Type IA construction, will be fully sprinklered and will be equipped with a fire alarm and an emergency voice/alarm communication system. A single tenant that will occupy Floors 5-8 and 10-13 of the building. Floor 9 is a base building mechanical floor.

To accommodate this tenant, a new floor opening will be provided to atmospherically connect the tenant spaces on Floors 8 and 10. The floor opening will include a new stair and elevator to facilitate vertical movement within the multi-story tenant space. See attached plans for the location of the floor opening.

This CCD1 is respectfully submitted to permit floor openings to connect multiple stories without classification as an atrium. Building Code Section 708.2, Exception 7 permits a two story opening that is not a part of the required means of egress to be unenclosed. The proposed floor opening will include both a convenience stair and an elevator in the two-story opening without enclosure. The new convenience opening be separated from Floor 8 by full height glass. Floor 9 will be completely separated by 2-hour fire rated construction. On Floor 10, the new convenience opening will be located within a non-fire rated bulkhead complying with 1509.2.1 on the existing set-back roof. The bulkhead will be separated from the interior of the building on Floor 10 by doors that are self or automatic closing.

Note: Buildings Department 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>		<p>Name (please print) MICHAEL GREENE</p> <p>Signature _____ Date 06/15/2017</p> <p></p> <p>P.E. / R.A. Seal (apply seal for sign and date over seal – not required for Attorneys on unfilled applications)</p>
<p>REVIEWED BY Scott D. Pavan, RA Borough Commissioner</p> <p>Control #: _____</p>		
<p>ADMINISTRATIVE USE ONLY</p> <p>Reviewed By: _____ Date: _____</p>		

**APPROVED
WITH CONDITIONS**
 CCD1 (50504) Page 2 of 9

Date: 09/25/2017

7	Description of Request (use this section if additional space is required for description)
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Point 72 – CCD1

The stair and elevator will not be used for egress and will be separated from floor openings to other floors by fire rated shaft construction or equivalent (i.e. draft curtain with closely spaced sprinklers). The floor opening meets the intent of Exception 7 because only two floors are atmospherically connected (Floor 8 and 10), and are separated from Floor 9 by fire rated construction (equal to floor and shaft construction). Additionally, although the floor opening is not required to be enclosed, a non-rated glass enclosure will be on both floors to provide an additional level of protection.


Based on the above we look forward to a favorable decision.

Note: Buildings Department 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)
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Name (please print) MICHAEL GREENE	
Signature	Date 06/15/2017



P.E. / R.A. Seal (apply seal, sign and date over seal – not required for Attorneys on Unfiled Applications)

ADMINISTRATIVE USE ONLY	Control #:
Reviewed By:	Date:

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WITH CONDITIONS**

CCD1 (50504) Page 3 of 9

Date: 09/25/2017

ZRD1/CCD1 Response Form

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

House No(s) 550

Street Name West 34th Street

Borough Manhattan

Block 705

Lot 1

BIN 1089412

Job No. 121184841

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): 708.2, 1509.2.1

Other secondary Zoning Resolution or Code Section(s):

Comments:

The request to accept the proposed convenience floor opening with stair and elevator is hereby approved with conditions.

The project, located at 550 West 34th Street, is a proposed 51 story building in a C6-4 zoning district, B-Business occupancy classification and I-A construction class. The applicant proposes a vertical floor opening on floors 8 through 10 to allow for the installation of a convenience stair and elevator. A full 2 hour rated enclosure and separation is proposed at the 9th floor where no access to the stair is proposed. An unrated glass enclosure is proposed at the 8th floor. Although the applicant's plans are not clear, the PW1 Schedule A form indicates an "accessory outdoor terrace" at the 10th floor setback roof where the proposed stair bulkhead is proposed. The proposed request is accepted provided:

1. A sprinkler head and water curtain with minimum head spacing of 6' O.C. shall installed on the occupancy side of the 8th floor glass enclosure in accordance with NFPA 13, as modified by BC Appendix Q.
2. All proposed doors into the stair shall be indicated as self-closing and shall remain closed at all times of occupancy.
2. The proposed 10th floor bulkhead structure shall comply with 1509.2.1 exception 1
3. Sprinkler heads shall be installed above entry door onto the 10th floor.

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY
Scott D. Pavan, RA
Borough Commissioner

Date:

Time:

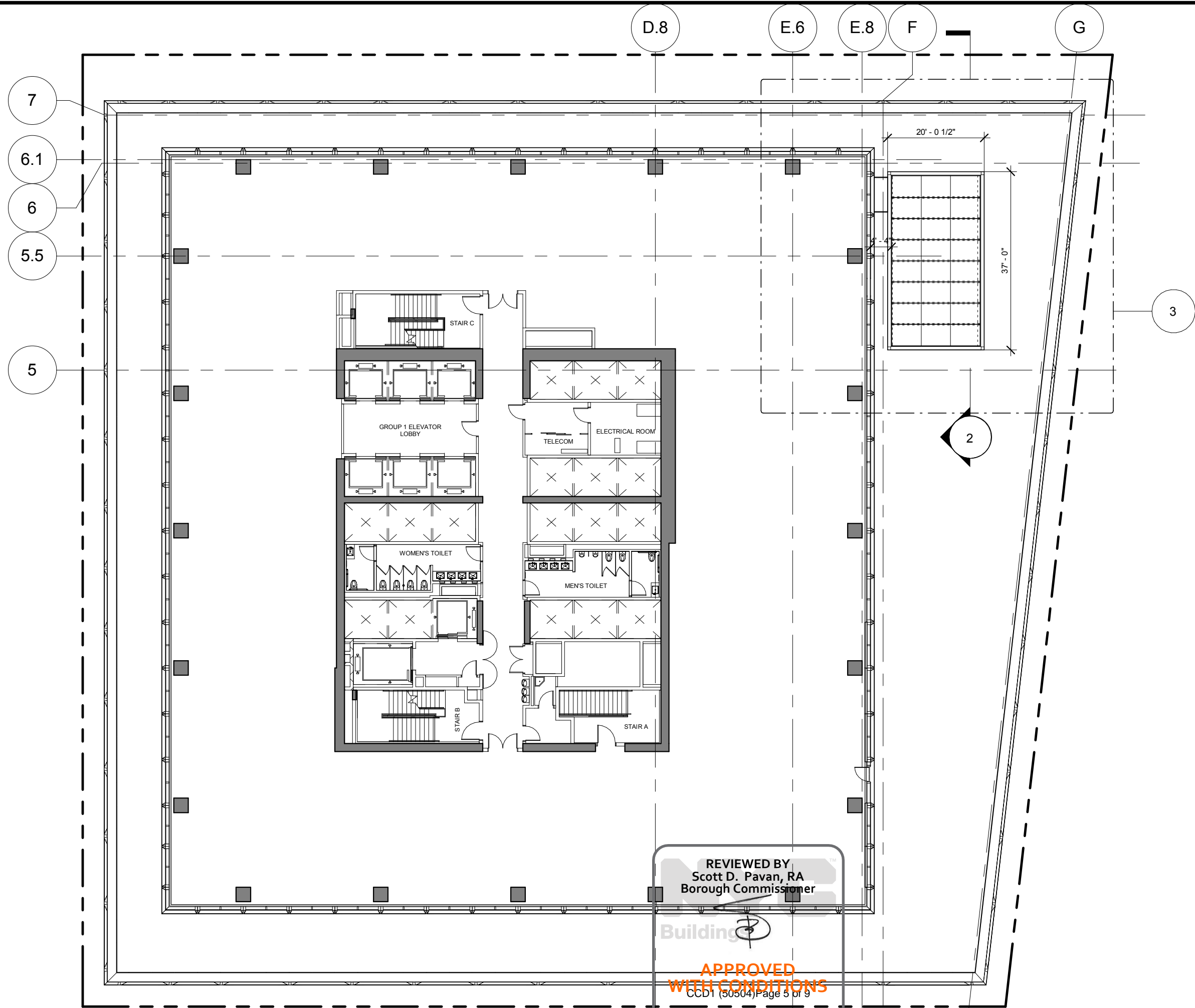
Issuers: write signature, date, and time on each page of the request forms; and attach this form.

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

APPROVED
WITH CONDITIONS

CCD1 (50504) Page 4 of 9

Date: 09/25/2017



55 HUDSON YARDS

Address
550 W 34th St.
New York, NY 10001



Client
Related Companies
60 Columbus Circle
New York, NY 10023
Tel: 212.801.1000 Fax: 212.801.1048

Oxford Properties Group
320 Park Avenue, 17th Floor
New York, NY 10022
Tel: 212.986.7514 Fax: 212.986.7510

Mitsui Fudosan America, Inc.
1251 Avenue of the Americas, Suite 800
New York, NY 10020
Tel: 212.403.5600 Fax: 212.403.5657

Architect
Kohn Pedersen Fox Associates PC
Architects & Planning Consultants
11 West 42nd Street
New York, New York 10036
TEL: 212.977.6500 FAX: 212.956.2526

Structural Engineer
WSP
228 East 45th Street, 3rd Floor
New York, NY 10017
Tel: 212.687.9888 Fax: 646.487.5501

Mechanical, Electrical, Plumbing, Fire Protection
WSP
512 Seventh Avenue
New York, NY 10018
Tel: 212.532.9600



Date Created 06/01/2017

Project No.

Scale 1/20" = 1'-0"

Drawn By

Checked By

Drawing Title

LEVEL 10 - BULKHEAD ROOF

Drawing No

SHEET 1 OF 5

55 HUDSON YARDS

Address
550 W 34th St.
New York, NY 10001



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Date Created 06/01/2017

Project No.

Scale 1/8" = 1'-0"

Drawn By

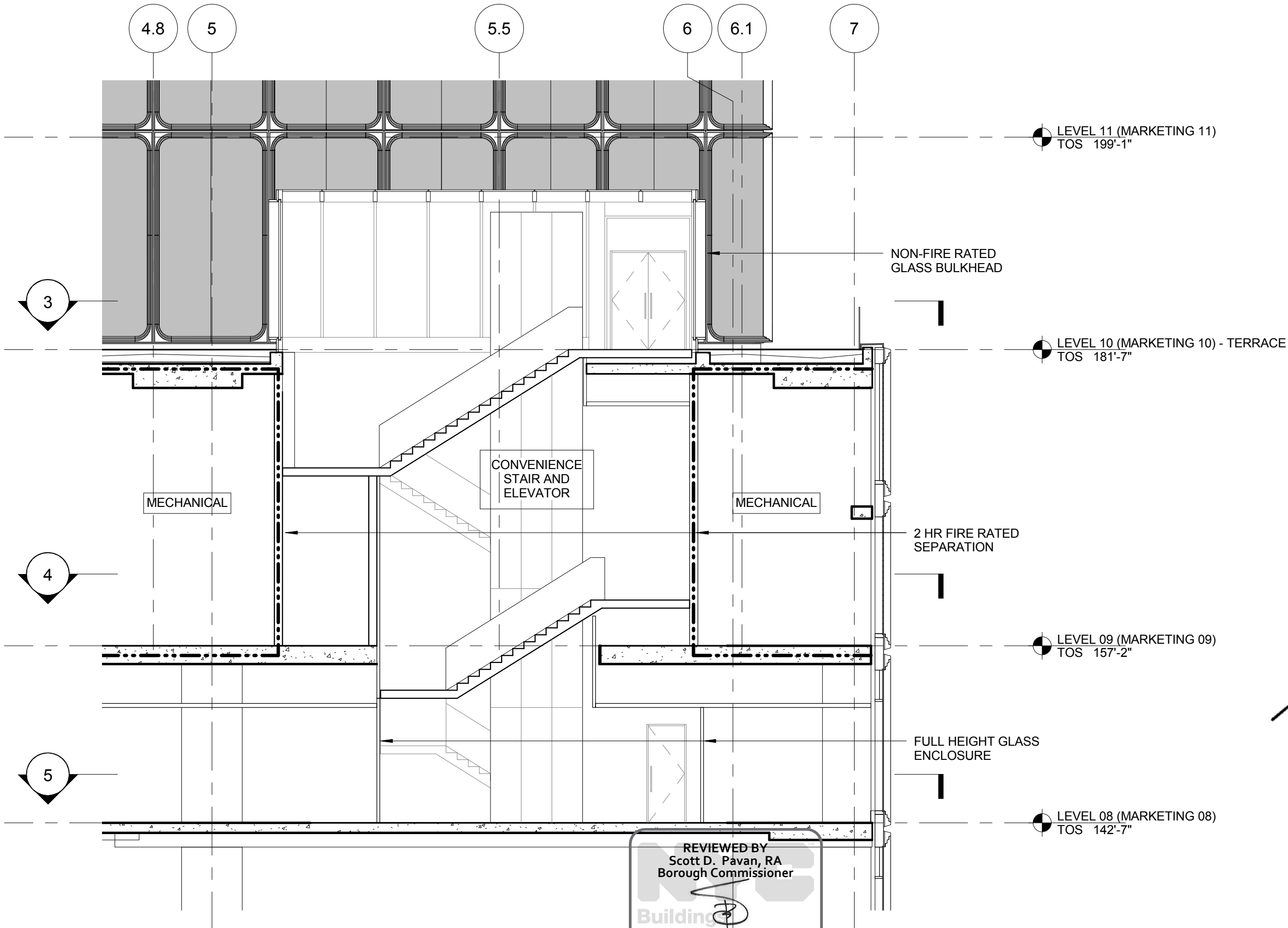
Checked By

Drawing Title

LEVEL 10 BULKHEAD - NS
SECTION

Drawing No

SHEET 2 OF 5



2 L10 BULKHEAD - NS SECTION
SCALE: 1/8" = 1'-0"

REVIEWED BY
Scott D. Pavan, RA
Borough Commissioner

APPROVED
WITH CONDITIONS

CCD1 (50504) Page 6 of 9

Date: 09/25/2017

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Date Created 06/01/2017

Project No.

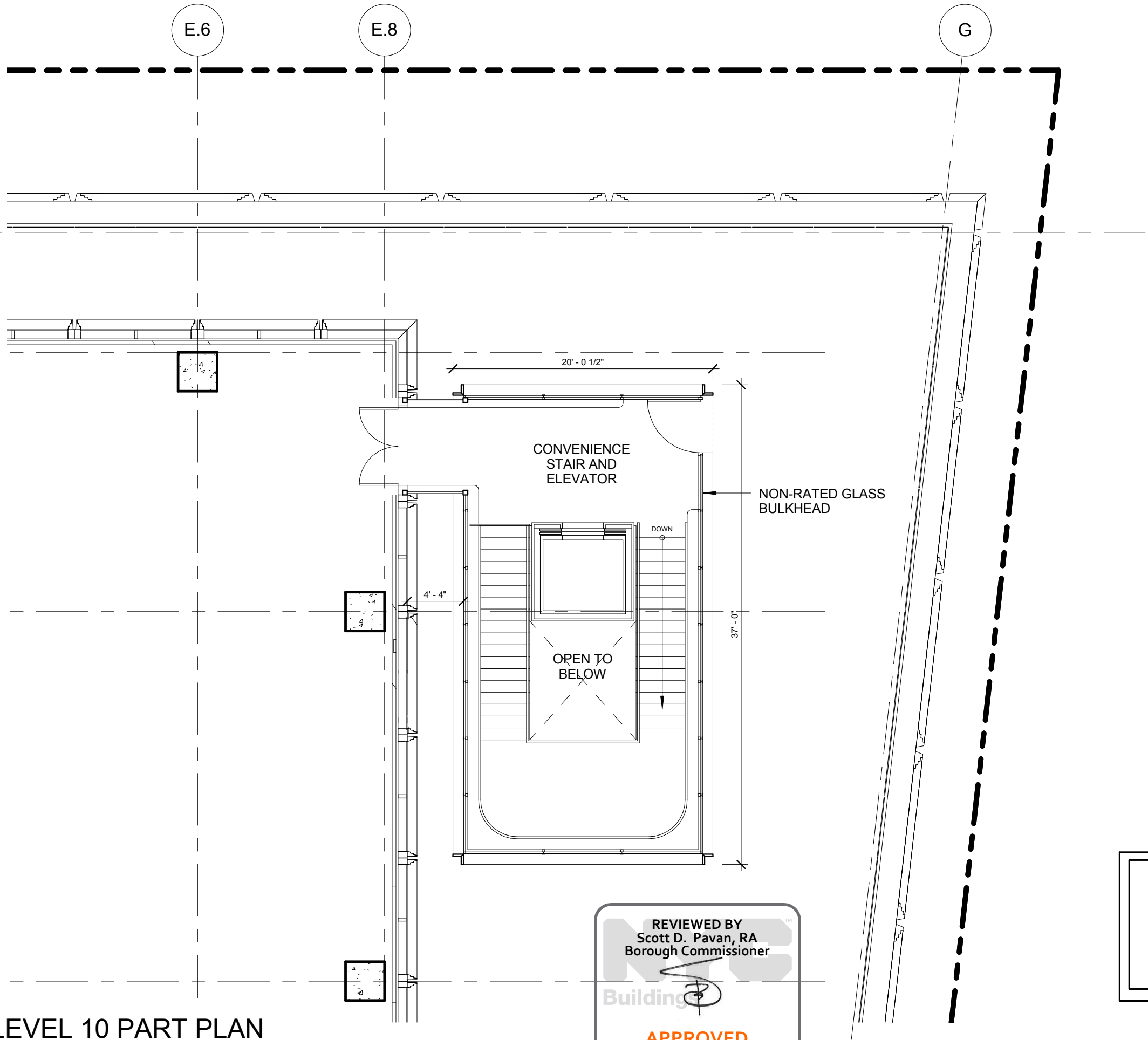
Scale 1/8" = 1'-0"

Drawn By

Checked By

Drawing Title
LEVEL 10 PART PLAN

Drawing No
SHEET 3 OF 5



REVIEWED BY
Scott D. Pavan, RA
Borough Commissioner

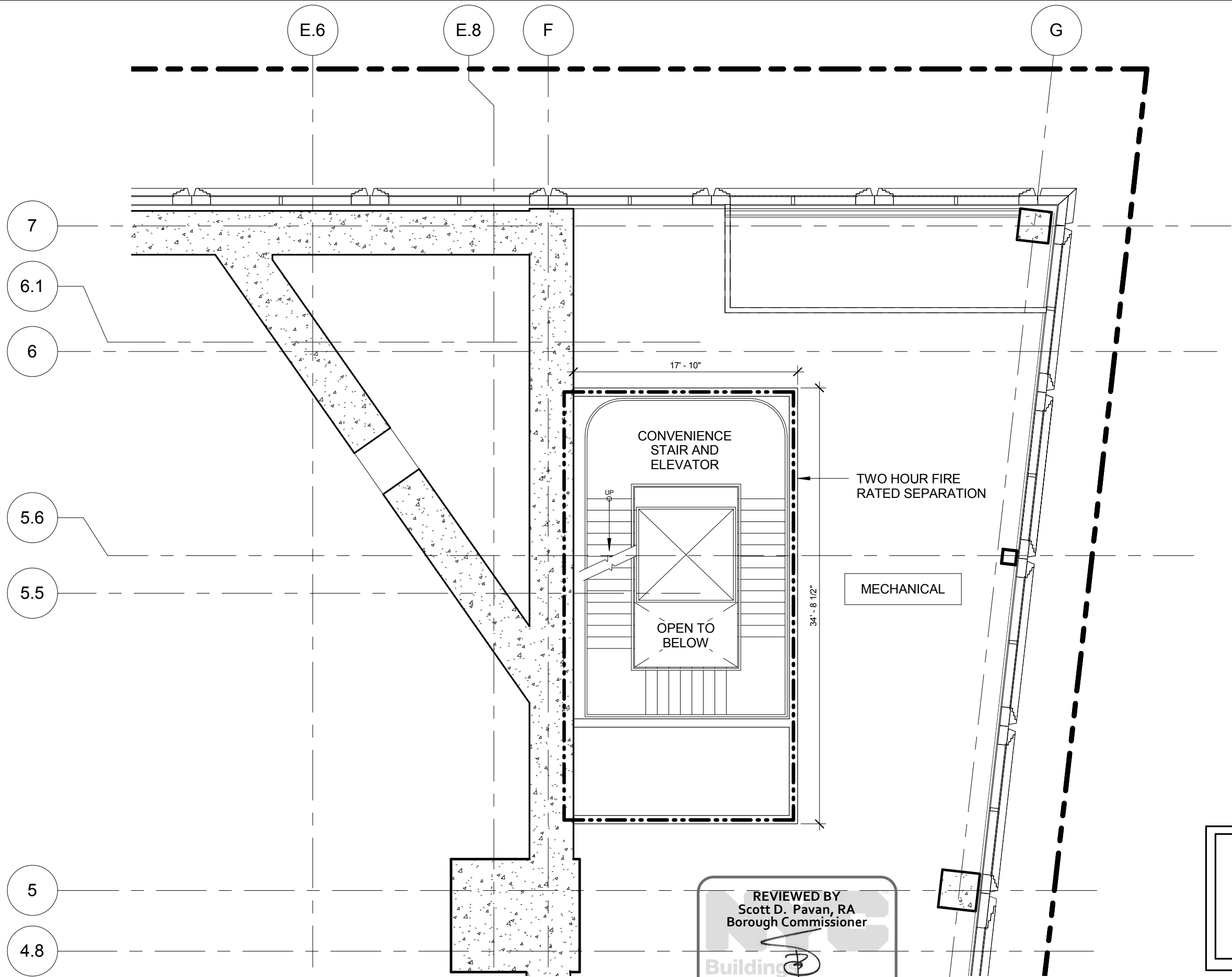
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WITH CONDITIONS

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Date: 09/25/2017

LEVEL 10 PART PLAN

SCALE: 1/8" = 1'-0"



4 LEVEL 09 PART PLAN
SCALE: 1/8" = 1'-0"

REVIEWED BY
Scott D. Pavan, RA
Borough Commissioner

**APPROVED
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CCD1 (50504) Page 8 of 9
Date: 09/25/2017

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Date Created	06/01/2017
Project No.	
Scale	1/8" = 1'-0"
Drawn By	
Checked By	
Drawing Title	LEVEL 09 PART PLAN
Drawing No	SHEET 4 OF 5

7

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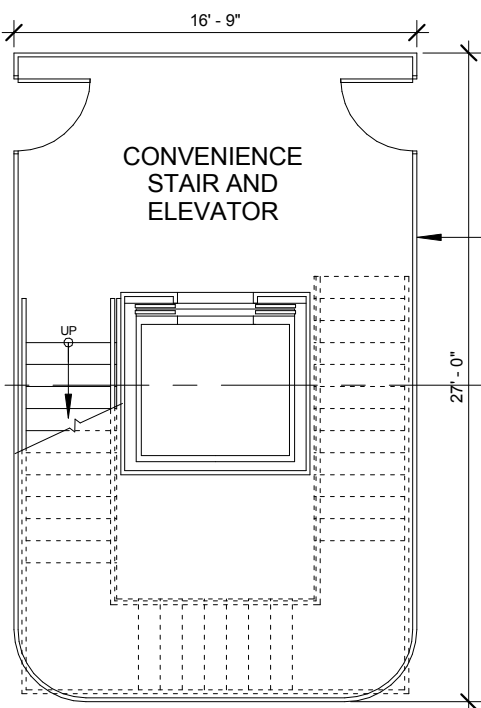
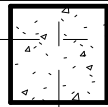
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LEVEL 08 PART PLAN

SCALE: 1/8" = 1'-0"

F

G



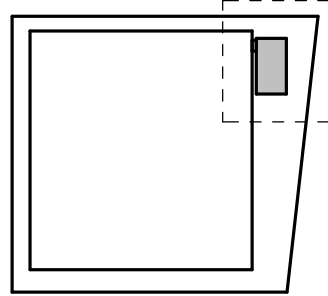
FULL HEIGHT GLASS ENCLOSURE

REVIEWED BY
Scott D. Pavan, RA
Borough Commissioner

**APPROVED
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CCD1 (50504) Page 9 of 9

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Date Created	06/01/2017
Project No.	
Scale	1/8" = 1'-0"
Drawn By	
Checked By	
Drawing Title	LEVEL 08 PART PLAN
Drawing No	SHEET 5 OF 5