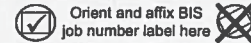




CCD1: Construction Code Determination Form

Must be typewritten.



1 Location Information Required for all requests on filed applications.

House No(s) 501 Street Name WEST 30TH STREET
Borough MANHATTAN Block 702 Lot 50 BIN 1012456 CB No. 104

2 Applicant Information Required for all requests on filed applications.

Last Name GREENE First Name MICHAEL Middle Initial
Business Name KOHN PEDERSON FOX ASSOCIATES Business Telephone 212 237 3503
Business Address 11 WEST 42ND STREET Business Fax (212) 956-2526
City NEW YORK State NY Zip 10036 Mobile Telephone
E-Mail MTownsend@kpf.com License Number 018052
License Type ☒ P.E. ☐ R.A. DOB PENS ID # (if available)

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

Relationship to the property: ☒ Filing Representative ☐ Attorney ☐ Other:
Last Name BATISTA First Name ARELIS Middle Initial
Business Name THE RELATED COMPANIES Business Telephone (212) 801-3476
Business Address 60 COLUMBUS CIRCLE 19TH FLOOR Business Fax (212) 801-1048
City NEW YORK State NY Zip 10023 Mobile Telephone (646) 573-3391
E-Mail ARELIS.BATISTA@RELATED.COM License/Registration # (if P.E./R.A./Attorney)
DOB PENS ID # (if available) B04671

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

Note: Do not use this form for Zoning Resolution determination requests - use ZRD1 form
Determination request issued to: ☒ Borough Commissioner's Office ☒ Technical Affairs
Job associated with this request? ☐ Yes (provide job#/doc#/examiner name below) ☒ No
Job Number: Document Number: Examiner:
Has this request been previously denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No
Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")
Construction Code (if applicable): ☐ 2008 Code ☐ 1968 Code ☐ Prior to 1968 Code
Indicate relevant code section(s), rule(s), etc:
NYC BC Table 602 & Sections 704.8
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

Reference #: Appointment date: Appointment time:
Appointment Scheduled With:
Comments:
Reviewed By: Date Time:

REVIEWED BY
Edwin Tang, RA
Executive Director,
NYC Development Hub
APPROVED
WITH CONDITIONS
Control No. 21502
Date 2/27/12
Page 1 of 8

5	Description of Request (additional space is available on page 3)
<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. If this is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

The Hudson Yards East project consists of multiple building structures that are above a structural platform located on a "super block" between 30th street and 33rd streets bounded by 10th and 11th Avenues in Manhattan, New York. Proposed construction above the platform includes more than 12 million square feet of office, residential, retail and cultural spaces and more than 12 acres of public open space. Tower C is one of several towers proposed as part of the Hudson Yards project.

Tower C is a 55-story core and shell office building. The lowest six-stories will contain retail spaces. In the future, a six-story retail podium ("Podium") will be constructed to the north of Tower C and connections will be provided between the two buildings.

The "super block" is owned and is being developed by a single developer. The developer is creating separate tax lots for the purposes of phased construction due to the size of the project. See attached site plan.

Tower C and the Podium will be located on separate tax lots and will be constructed as separate buildings.

Therefore, Tower C will be separated from the Podium by a 3-hour fire wall along the north wall of the building where the structures physically touch. The intent of this determination is to establish the exterior wall opening requirements for the north façade of Tower C above the connection to the adjacent Podium.

Requirements of Sections 602 and 704.8

In accordance with Building Code Table 602 and Section 704.8, the required fire resistance rating and maximum permitted area of openings in an exterior wall is based on the fire separation distance. The fire separation distance is measured from the building face, at a 90-degree angle to the closest of the following:

1. The closest interior tax lot line.
2. To the centerline of the street, an alley or public way.
3. To an imaginary line between two buildings on the same tax lot.

Table 704.8 Note L permits openings to exceed the limits outlined in Table 704.8 when the openings are greater than 60 feet (in a direct line) from a neighbouring building, upon approval by the commissioner.

In accordance with Section 704.10 for buildings on the same tax lot, openings within 15 feet vertically of the adjoining building are not required to be protected provided that the roof construction is 1-hour fire resistance rated for a minimum distance of 10 feet from the adjoining building. Additionally, the entire length and span of the supporting elements of the fire resistance rated roof assembly must be 1-hour fire-resistance rated.

Proposed Design of the North Façade

The north facade of Tower C is located 12ft-8in from the tax lot line. Therefore, the exterior walls are required to be 1-hour fire resistance rated and are permitted 45 percent openings per level. In the future, an easement will be pursued and the Podium building will be constructed immediately adjacent to Tower C (infilling the 12 feet from Tower C to the tax lot line).

Tower C and the Podium are considered separate buildings on separate tax lots for the purposes of phased construction. However, the buildings are owned and will be developed by a single entity. Therefore, the two tax lots will actually function as a single tax lot.

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

ADMINISTRATIVE USE ONLY	
Reviewed By:	Date: <i>Edwin Tang</i> Time: <i>2:00 PM</i>

REVIEWED BY
Edwin Tang, RA
Executive Director
NYC Development Hub

APPROVED
WITH CONDITIONS

Control No. 21502

Date 2/27/12

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

To maintain the separate building approach, a 3-hour fire wall complying with Section 705 will be constructed at the zero lot line for the six podium levels. A determination is requested to permit openings in excess of Table 704.8 for openings in Tower C above the fire wall. It is proposed to have typical window openings without limitation for the north façade above the podium levels.

Building Code Section 704.10 permits unprotected openings above the fire wall provided that the roof of the adjacent building is fire resistance rated for a minimum distance of 10 feet horizontally and that the buildings are located on the same tax lot. As discussed above, the "super block" will be owned and developed by one developer similar to when multiple buildings are constructed on single tax lot. Therefore, the developer will ensure that the roof of the adjacent podium will be a minimum 1-hour fire resistance rated which reduces the potential for fire exposure from the Podium. Additionally, the code permits exterior wall openings to exceed the limits outlined in Table 704.8 when the openings are greater than 60 feet (in a direct line) from a separately neighboring building. Therefore, the code would permit openings above 60 feet to exceed the limits outlined in Table 704.8. Therefore, the determination is required for the openings in Tower C within 60 feet of the Podium.

Considering the information provided above, the typical window openings in the north facade of Tower C are requested based on the following:



1. Tower C and the Podium will be protected through by automatic sprinklers thereby limiting exposure hazards.
2. The "super block" that Tower C and the Podium are constructed on is owned and being developed by a single developer. The developer is creating separate tax lots for the purposes of phased construction due to the size of the project. However, the "super block" functions as a single tax lot.
3. The roof of the adjacent podium within 10 feet of Tower C will be at a minimum 1-hour fire resistance rated which reduces the potential for vertical fire exposure.
4. Per Note L to Table 704.8, wall openings greater than 60 feet from neighboring buildings (under separate ownership) are permitted in excess of the provisions of Table 704.8.
5. Tower C will be constructed of Type IA protected non-combustible construction. It is also anticipated that the Podium will be constructed of Type IA protected non-combustible construction.

REVIEWED BY
Edwin Tang, RA
 Executive Director,
 NYC Development Hub

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WITH CONDITIONS

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 Date 2/27/12
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Note: Buildings Department Determination will be issued on the CCD1 Response Form

7	Statements and Signature <i>Required for all requests</i>	
<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-PE</p> <p>Signature  Date 1/31/12</p> <div style="text-align: center;">  </div> <p><small>P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys or unfilled applications)</small></p>

ADMINISTRATIVE USE ONLY		
Reviewed By:	Date:	Time:

ZRD1/CCD1 Response Form

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

House No(s) 501

Street Name W 30th St

Borough Manhattan

Block 702

Lot 50

BIN 1012456

Job No. predet

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): Table 704.8, footnote (L)

Other secondary Zoning Resolution or Code Section(s):

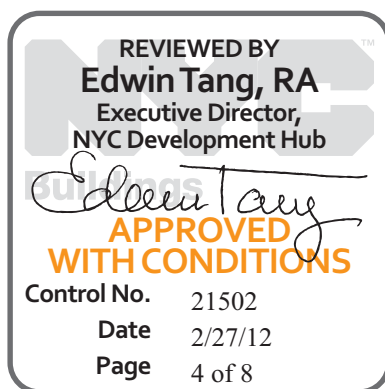
Comments:

The request to allow openings on the north exterior wall of Tower C in excess of the limitations set forth in Table 704.8 is hereby approved with conditions:

1. Openings located on the north exterior wall that are beyond a distance of 60 feet measured in a direct line to any neighboring building may be unlimited and need not be protected, and shall be recorded by restrictive declaration in accordance with Buildings Bulletin 2008-007 with CRFN noted on the certificate of occupancy of the new building with agreement to close the openings on such exterior walls with construction meeting the prescribed fire resistance rating requirements pursuant to Tables 601 and 602 should such 60 feet distance ever be compromised, in accordance with Table 704.8, footnote (L); and

2. Openings on floors of the north exterior wall within a distance of 60 feet in a direct line from any neighboring building shall comply with the limitations based on fire separation distance as set forth in Table 704.8.

It shall be noted, however, that an exterior wall assembly consisting wholly or in part of inoperable glass is not considered an opening in such exterior wall provided that such wall assembly is tested to meet the required fire rating for exterior walls pursuant to Table 601 and 602 of the 2008 Building Code.



Name of Authorized Reviewer (please print):

Title (please print):

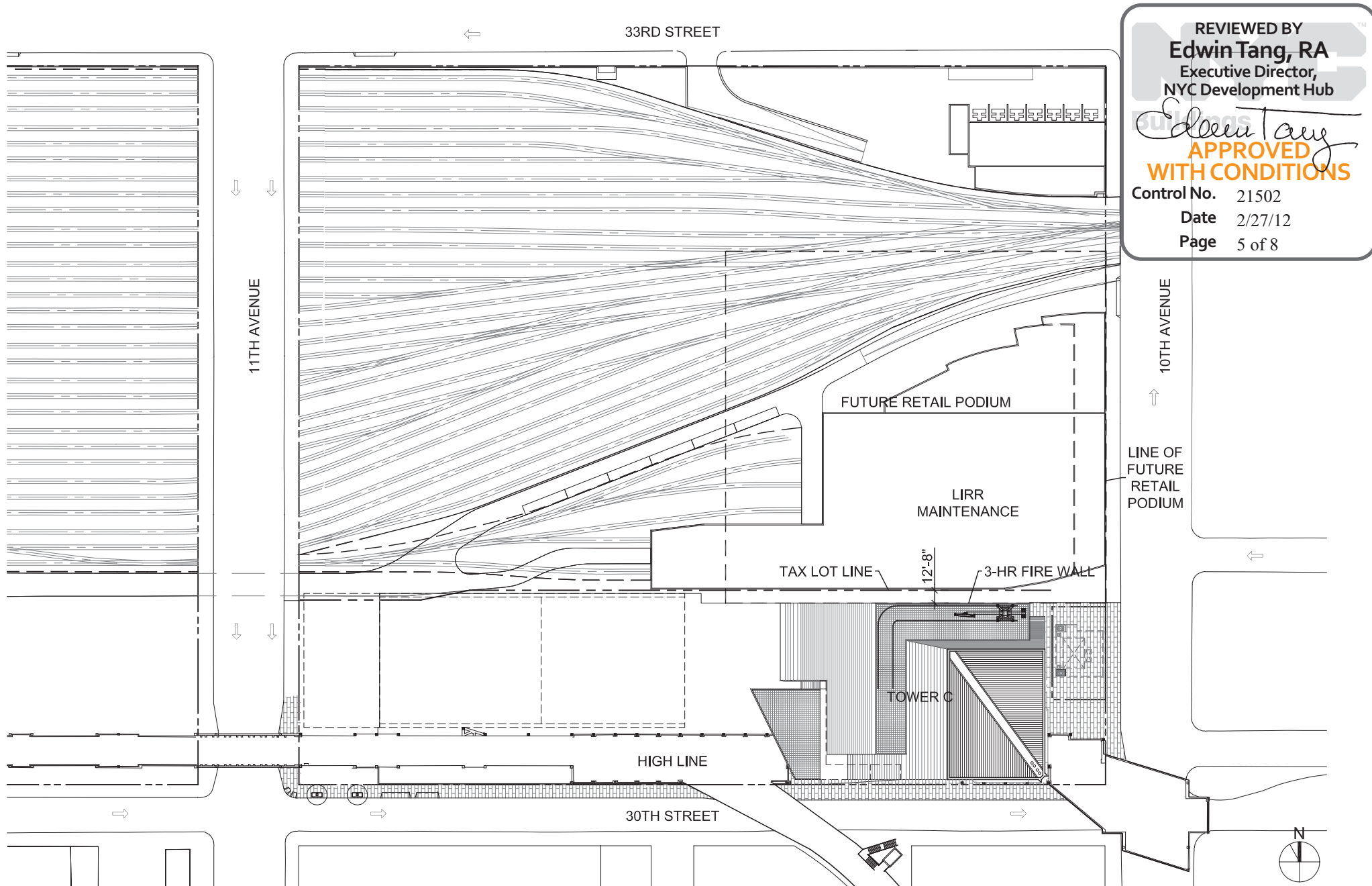
Authorized Signature:

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.

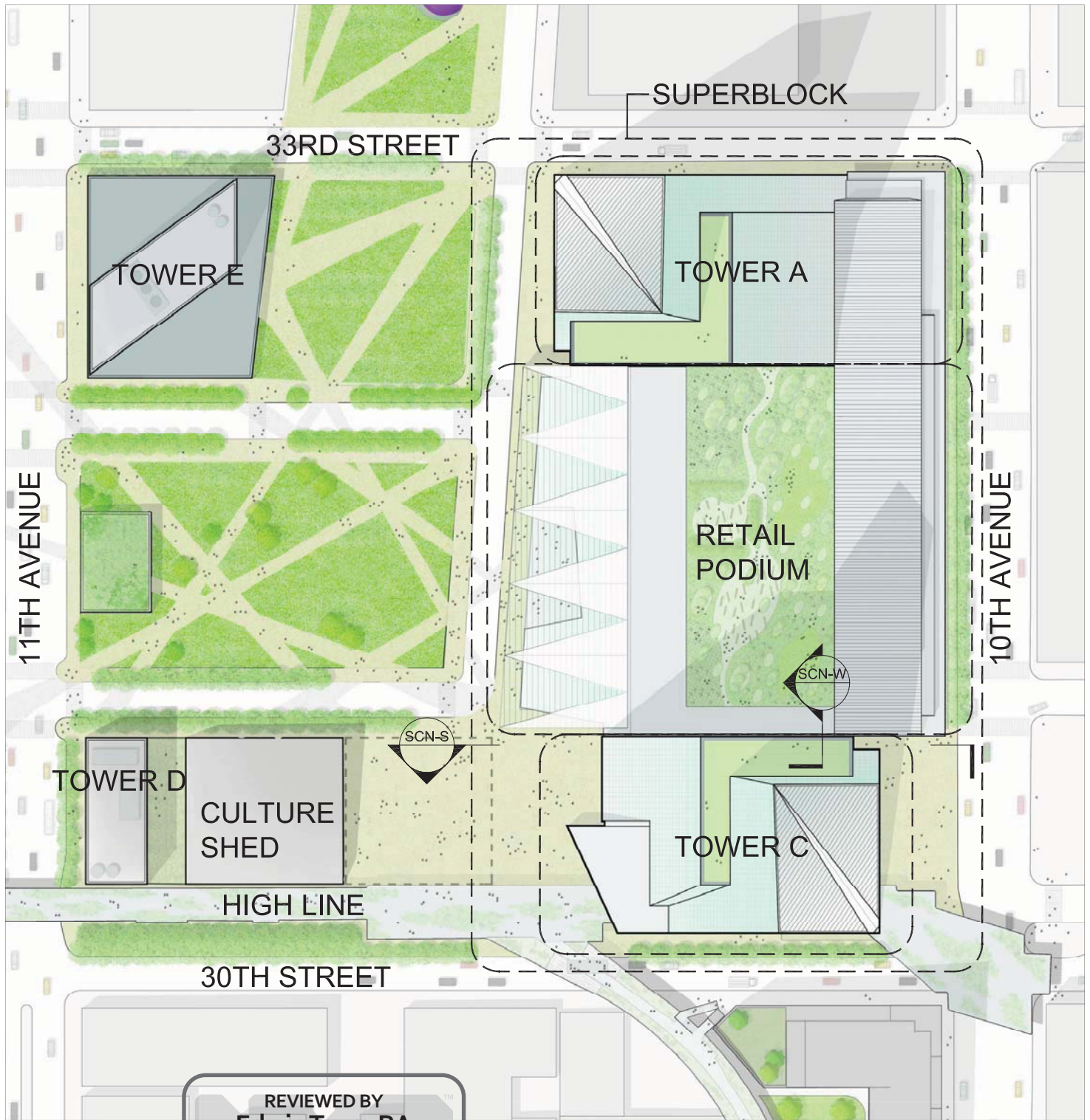


1776.10

SCALE: N.T.S.

HYE-KPF-SKT-A-20111206 TOWER C

HYE-TC-A-SP



REVIEWED BY
Edwin Tang, RA
Executive Director,
NYC Development Hub

Edwin Tang
APPROVED
WITH CONDITIONS

Control No. 21502
Date 2.27.12
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1776.10
SCALE: N.T.S.

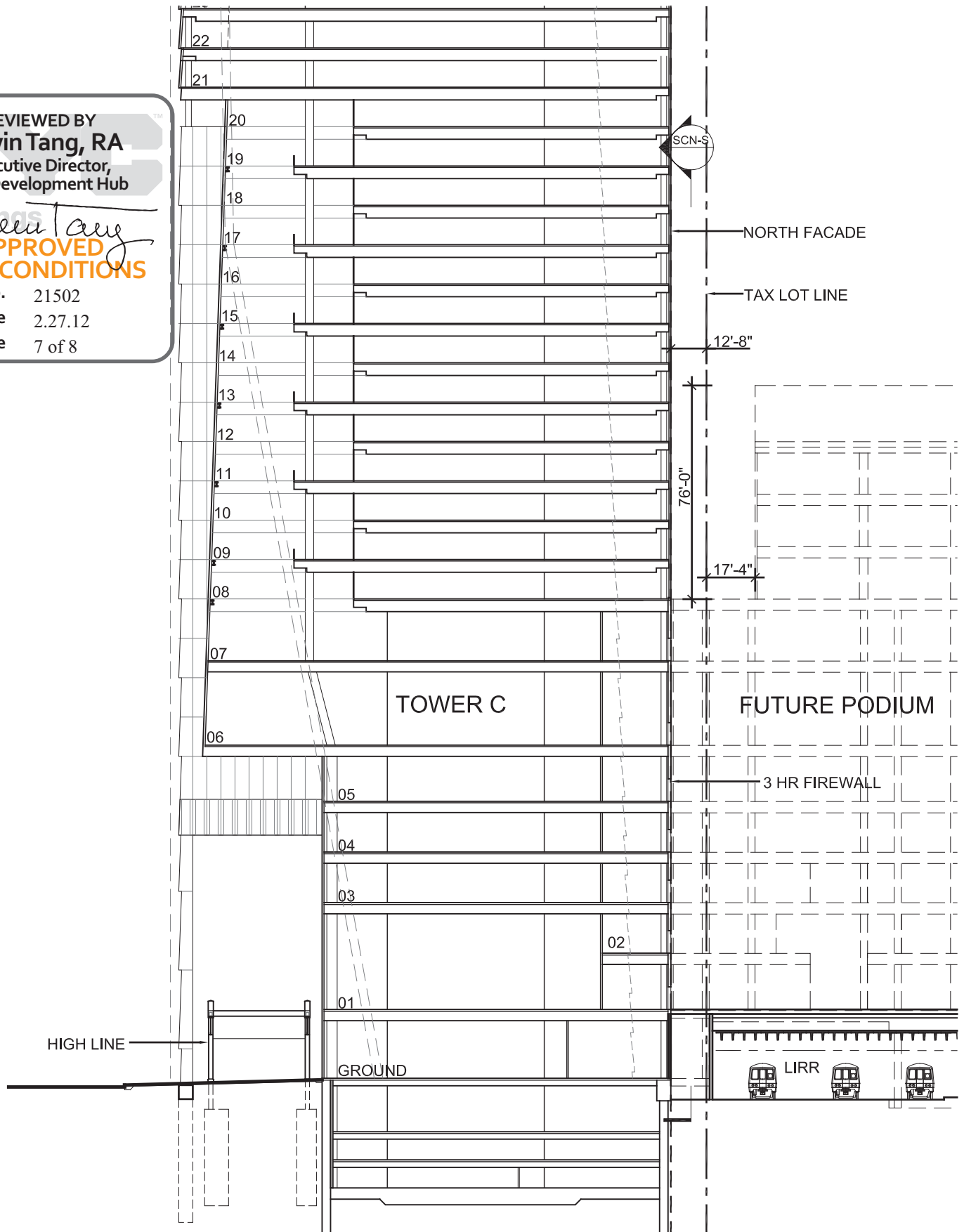
HYE-KPF-SKT-A-20111206 SITE PLAN

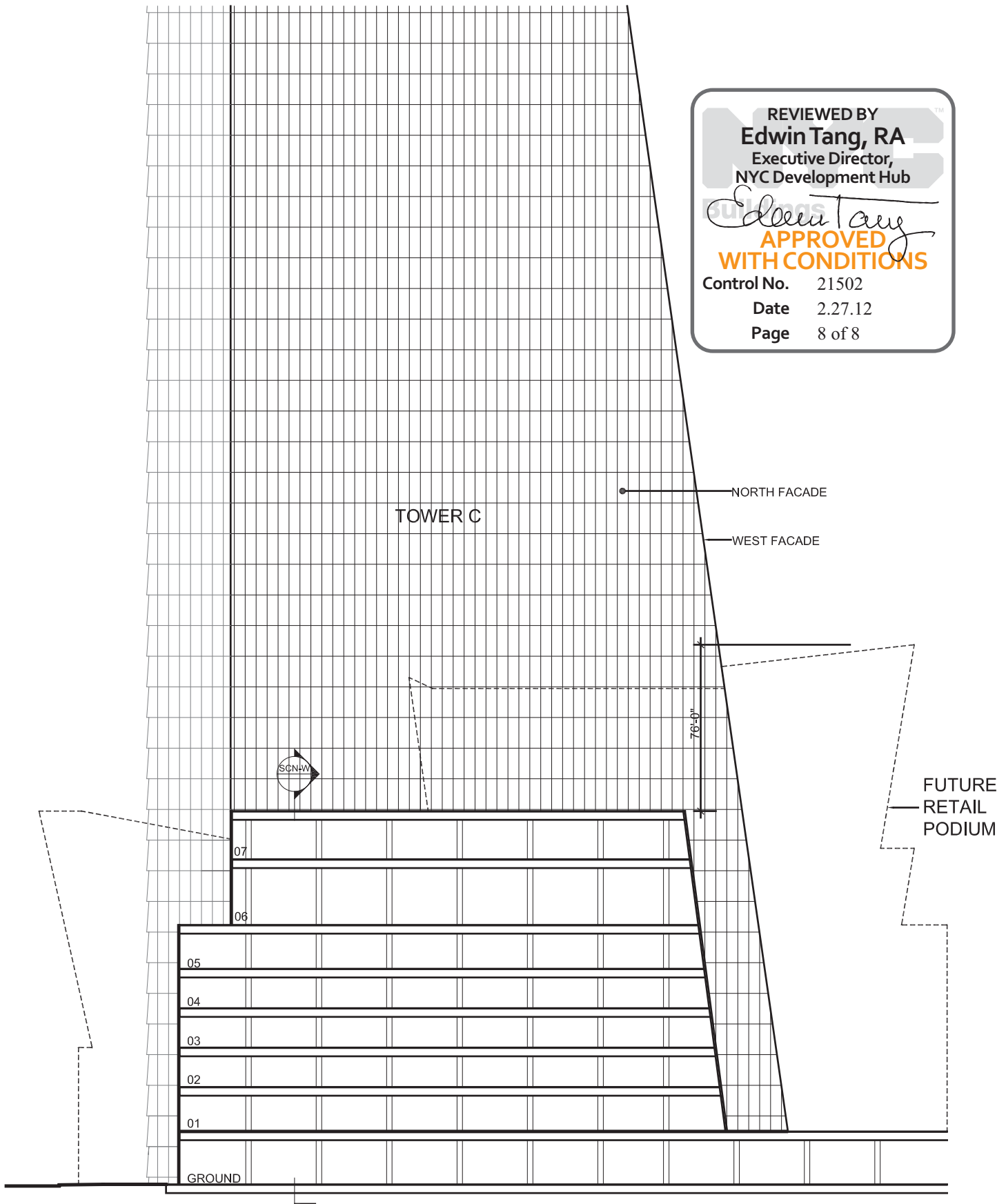
HYE site plan

REVIEWED BY
Edwin Tang, RA
Executive Director,
NYC Development Hub


**APPROVED
WITH CONDITIONS**

Control No. 21502
Date 2.27.12
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1776.10

SCALE: N.T.S.

HYE-KPF-SKT-A-20111206 SECTION LOOKING SOUTH

TC-AE-SCS