



General City Law 35 (GCL-35) Waiver Cover Sheet

Any property that intersects with the bed of a mapped street must complete this cover sheet, which must be included in the plan filing to the Department of Buildings (DOB), regardless of whether or not the building or other structure will be in the bed of a mapped street.

This should be completed by the Professional Applicant of Record (PAR), which is the Professional Engineer (PE) or Registered Architect (RA) sealing the plans. Lists of properties that encroach the bed of the mapped street are available from your City Project Manager, or from Build It Back's (BIB) Case Management System (CMS). Please see the ABIB Guide for more information on the GCL-35 Waiver process.

Date: 6/7/2016 DOB Primary Job Number: 440309970
 Property Address: 12-03 Norton Avenue Build It Back Applicant ID: 005378
 Borough: Queens BIB Pathway: Rehabilitation w/Elevation
 BSA Calendar Number: PAR Name: Mike Kirschman
 PAR Business Name: AECOM/TISHMAN PAR Phone Number: 212-377-8447
 PAR Email Address: Mike.Kirschman@aecom.com

1. On which of the three lists does the property reside?

For the list of property designations into categories, please contact your city project manager, or find on CMS.

List I Categories:

Siting Requirements (based on conflict with City Capital Projects):

☐ 1.1	Category A. Capital Projects are not close enough to interfere with the property	No front lot requirements, except for any other requirement as dictated by the New York City Building Code.
☐ 1.2	Category B. Capital project is close by and is in "pre-design," meaning the project is not developed enough to determine the exact siting of the project.	No building or other structure may be built within 5 feet of the front lot line of the property.
☒ 1.3	Category C. Capital project is close by and the project is substantially designed or in construction.	No building or other structure may be built within the planned capital project, whether from DEP or DOT, as indicated on the Department of Design and Construction's damages map and/or acquisitions plan as of September 15, 2015. Information on how to acquire Damages and Acquisitions plans and maps to determine building siting can be found in the Accelerate Build It Back Guide.

2. Will the GCL-35 Waiver be required?

- 2.1 ☒ **NO**, the building or other structure will not be sited in the bed of a mapped street. This cover sheet is still required for the DOB plan filing. (move to section 5.1).
- 2.2 ☐ **YES**, building or other structure will be sited in the bed of a mapped street, and an audit performed through CMS is required. (move to section 3.1).

3. Fire Protection Requirements

Please answer the following questions to determine if your project requires fire protection beyond what may be required in the New York City Building Code. Elevation projects that have already completed the majority of repairs may also be exempt from such requirements (see section 3.2 and 3.3).

3.1 Do either of the following conditions of the street fronting the property exist?

- The street width is less than 34 feet curb to curb.
- The building is setback more than 40 feet from the curb.

☐ YES (move to section 3.2)

☐ NO (move to section 4)

3.2 Is this project primarily a structural elevation?

☐ YES (move to section 3.3)

☐ NO (move to section 3.5)

3.3 Has the property been mostly repaired, except for work associated with the three work descriptions below (i.e. a basis for exception)?

- Planned mechanical, electrical, or plumbing work related directly to the structural elevation of the home

- Roof work

- Minor work

☐ YES (move to section 3.4)

☐ NO (move to section 3.5)

3.4 Your property is exempt from installing sprinklers, contingent upon FDNY audit. However, even if exempted for the purpose of a GCL-35 Waiver, all other Department of Buildings requirements are still required, which may necessitate fire sprinkler installation.

☐ EXEMPT (select and move to section 4)

3.5 Your property is NOT exempt from installing sprinklers, based on GCL-35 requirements.

☐ NOT EXEMPT (select and move to section 3.6)

3.6 The building must have a fire sprinkler system in accordance with Chapter 9 and Appendix Q of the New York City Building Code.

Professional Applicant of Record Confirmation of
Performance

INITIAL: _____ (move to 3.7)
Reference Page: _____

3.7 The underside of the building exterior, for those buildings not utilizing a closed foundation, shall have an exterior assembly that provides a 2-hour fire resistance rating.

Professional Applicant of Record Confirmation of
Performance

INITIAL: _____ (move to 3.8)
Reference Page: _____

3.8 The height from grade plane to the highest window-sill leading to a habitable space may not exceed 32 feet.

Professional Applicant of Record Confirmation of
Performance

INITIAL: _____ (move to 3.9)
Reference Page: _____

3.9 The building will be provided with interconnected smoke and carbon monoxide alarms, designed in accordance with Section 907.2.11 of the New York City Building Code.

Professional Applicant of Record Confirmation of
Performance

INITIAL: _____ (move to 4)
Reference Page: _____

4. Siting Requirements

Please answer the following questions (4.1-4.2) and/or initial to confirm the necessary statements (4.3-4.5) as directed by the questions. All locations of pre-existing buildings and Department of Environmental Protection (DEP) managed sewer and water mains must be confirmed by a survey prepared by a New York State licensed land surveyor.

- 4.1 Is the proposed building or other structure within 5 feet of a DEP-managed sewer or water main?
- ☐ YES (move to section 4.2)
☐ NO (move to section 5)
- 4.2 Will the building be sited on the exact pre-Hurricane Sandy footprint (not including stairs or any other structure)?
- ☐ YES (move to section 4.3)
☐ NO (move to section 4.4)
- 4.3 The building may continue to be within 5 feet of DEP-managed sewer or water main. Other structures (including stairs and landings) may not be within 5 feet of DEP-managed sewer or water main.
- Professional Applicant of Record Confirmation of Performance INITIAL: (move to 4.5)
Reference Page:
- 4.4 The building must be more than 5 feet from DEP-managed sewer or water mains. Other structures (including stairs and landings) may be within 5 feet of DEP-managed sewer or water mains, but only if they are within the footprint of the pre-Hurricane Sandy building.
- Professional Applicant of Record Confirmation of Performance INITIAL: (move to 4.5)
Reference Page:
- 4.5 Neither the building nor other structures may be constructed over an existing DEP-managed water or sewer main.
- Professional Applicant of Record Confirmation of Performance INITIAL: (move to 5.1)
Reference Page:

5. Professional Applicant of Record Certification of Accuracy

- 5.1 I certify that the documents contained in this plan application package conform to the design requirements issued by the Office of Housing Recovery of the above sections in conjunction with the Department of Buildings, the Department of Environmental Protection, and New York City Fire Department.
- SIGNATURE: DATE: 06/06/2016 (move to 5.2)
- 5.2 I understand that if the design requirements are not met and approved by agency audit, that this property will not have legal waiver from GCL-35, and will not be able to have the permit signed off, be granted a Certificate of Occupancy, or granted a Temporary Certificate of Occupancy.
- SIGNATURE: DATE: 06/06/2016 (complete)

