

George K. Jeng, Architect

NYC DEPT OF BUILDINGS
BOROUGH OF MANHATTAN DEPT OF BUILDINGS

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2020 AUG -3 A 9:54

NYCDOB

120-55 Queens Blvd.

Kew Gardens, NY 11424

Re: Emergency removal of compromised CMU wall for

71-08 51 Ave.

Woodside, NY

Our File No.: J599

July 31, 2020

Dear Sir/Madam,

This is to certify that I, George K. Jeng, Architect, visited the above-referenced job site to investigate the status of a 102 linear feet long 4" CMU wall located at the south side of 51 Avenue perpendicular to 72 Street to address the owner's concern about the safety of such wall.

There is a Stop Work Order issued to subject property for zoning related objections and new Alt-1 application has been filed accordingly.

Unfortunately the COVID-19 situation prevent the normal progress and the site has been idled for months.

I observed a 4" CMU wall of 8' high erected on top of an 8" brick wall at the location which has leaning outward for about 6" at the top, the top course of the 8" brick wall below also separated from the rest of the 8" wall.

According to common masonry wall engineering practice, a 4" CMU wall can only go up to 6' high without bond beam or columns, the wall erected under NB 6996/1952 exceeded such high limit and currently showing sign of imminent danger of collapse.

Based on the fact observed on site, I have no choice but determined that the condition as-is is beyond repair.

It is my professional opinion that the compromised section of the 102 linear feet of 4" CMU wall shall be removed immediately under controlled condition to avoid uncontrolled collapse which may cause property and/or personal damage. The 8" brick wall below doesn't show any sign of damage and can remain in its place.

BASED ON R.A. # 26221
INSPECTION + ASSESSMENT
OF UNSAFE CONDITION FOUND
ON SITE. NO OBJECTION TO
CONDUCT MAKE SAFE WORK AS
STATED HEREWITH, TO REMOVE
102 L.F. OF CMU WALL, PER
BC.28-105.4.1, SUBMIT APPLICATION
WITHIN 48 HOURS OF COMMENCEMENT
OF SUCH WORK.

Derek Lee, R.A.
Borough Commissioner
AUG 03 2020

1/3 NOTE: REQUEST FOR PARTIAL - SWO LIFT FROM
CONSTRUCTION UNIT TO CONDUCT SUCH WORK!

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An application for such emergency work will be followed.

Yours truly,


George K. Jeng, R.A.



Photo shows crake at junction



Photo shows gap between wall and existing columns

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Photo shows top course of brick crack at joint



Photo taken from exterior shows leaning wall above

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