



# Certificate of Occupancy

CO Number:1083791-0000003

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<p>A. <b>Borough:</b> MANHATTAN  <b>Address:</b> 517 WEST 45TH STREET  <b>Building Identification Number(BIN):</b> 1083791</p>	<p><b>Block Number:</b> 1074  <b>Lot Number(s):</b> 18  <b>Additional Lot Number(s):</b>  <b>Application Type:</b> A1 - ALTERATION TYPE 1</p>	<p><b>Full Building Certificate Type:</b>  Temporary  <b>Date Issued:</b> 11/18/2022</p>
<p><b>This building is subject to this Building Code:</b> Prior to 1968</p>		
<p><b>This Certificate of Occupancy is associated with job#</b> 122204462-01</p>		
<p>B. <b>Construction Classification:</b> II-A: HEAVY TIMBER  <b>Building Occupancy Group classification:</b> R-2 - RESIDENTIAL: APARTMENT HOUSES  <b>Multiple Dwelling Law Classification:</b> CAA</p>		
<p><b>No. of stories:</b> 5</p>	<p><b>Height in feet:</b> 60</p>	<p><b>No. of dwelling units:</b> 29</p>
<p>C. <b>Fire Protection Equipment:</b> Fire Alarm System, Sprinkler System, Standpipe System</p>		
<p>D. <b>Parking Spaces and Loading Berths:</b>  Open Parking Spaces: 0  Enclosed Parking Spaces: 0  Total Loading Berths: Not available</p>		
<p>E. <b>This Certificate is issued with the following legal limitations:</b>  Restrictive Declaration: 2016000442226      Zoning Exhibit: 2015000152890, 2015000152891  BSA Calendar Number(s): None      CPC Calendar Number(s): None</p>		
<p><b>Borough Comments:</b></p>		

Borough Commissioner

Commissioner

Acting Commissioner of Buildings



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 2	R-2	N/A	120	2	1	122204462	Temporary	02/16/2023
Description of Use: Apartment House ONE (1) APARTMENT OCCUPANCY RESTRICTION (SEE BUILDING NOTES) DWELLING UNIT 2A: CURE UNIT						Exceptions:		
Floor 2	R-2	N/A	120	2	2	122204462	Temporary	02/16/2023
Description of Use: Apartment House TWO (2) APARTMENTS OCCUPANCY RESTRICTION (SEE BUILDING NOTES) DWELLING UNIT 2C: CURE UNIT, DWELLING UNIT 2D: CURE UNIT						Exceptions:		
Floor 5	R-2	N/A	120	2	1	122204462	Temporary	02/16/2023
Description of Use: Apartment House ONE (1) DWELLING UNIT (MDL 7C) (FRONT)						Exceptions:		
Floor 5	R-2	N/A	120	2	1	122204462	Temporary	02/16/2023
Description of Use: Apartment House ONE (1) APARTMENT OCCUPANCY RESTRICTION (SEE BUILDING NOTES) DWELLING UNIT 5B: CURE UNIT (REAR)						Exceptions:		

**CofO Comments:** THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF ZONING RESOLUTION SECTION 12-10 AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER'S OFFICE CRFN:2015000152891, 2015000152890. AS NOTED ON FLOOR DESCRIPTION, FOUR (4) DWELLING UNITS SHALL COMPLY WITH THE OCCUPANCY RESTRICTIONS AS PER ZONING RESOLUTION SECTION 96-110 HARASSMENT AND CURE, SUB-SECTION (D) CERTIFICATION OF CURE FOR HARASSMENT PARAGRAPH (2) ("PROGRAM") AS NOTED ON FLOOR DESCRIPTIONS, WHICH REQUIRE THESE UNITS TO BE OCCUPIED SOLELY BY LOW INCOME TENANTS IN ACCORDANCE WITH THE PROGRAM. HPD CURE AGREEMENT FILED WITH CITY REGISTER'S OFFICE CRFN:2016000442226.

Borough Commissioner

Commissioner

Acting Commissioner of Buildings