



9th Cycle FISP Repair Facade Inspection Safety Program

747 Third Avenue, Manhattan, NY



PROJECT OVERVIEW

RAND conducted the building's 9th Cycle Facade Inspection & Safety Program (FISP) inspection by rope access, providing close-range access to conditions across the 39-story tower. Based on the findings, RAND developed a targeted repair program addressing localized masonry, corroded steel, deteriorated concrete, damaged metal facade components, and failed sealants. RAND prepared the construction documents and remained involved through construction observation, reinspection, and DOB filing. The amended 9th Cycle Safe Report was accepted in April 2026.

PROPERTY

747 Third Avenue is a 39-story Class A commercial office tower constructed circa 1971. Its exterior consists primarily of glass curtain wall assemblies, with localized brick masonry at the northeast corner and main-roof bulkhead. The building occupies the east side of Third Avenue between East 46th and East 47th Streets in Manhattan's Grand Central business district. The repair program incorporated access, occupant-protection, and site-safety requirements so the building could remain occupied during construction.



The 39-story Class A office tower is primarily clad in glass curtain wall assemblies.

SCOPE OF WORK

RAND provided engineering design and construction-phase engineering support for:

- **Localized Masonry:** Replaced approximately 250 square feet of deteriorated face brick at the northeast corner and main-roof bulkhead and repointed approximately 250 square feet of mortar joints along the east elevation and bulkhead walls. Related work included temporary shoring, backup-masonry parging, and new masonry ties.
- **Relieving Angles and Exposed Steel:** Replaced approximately 30 linear feet of deteriorated relieving angle and lintel steel at the northeast corner, including associated masonry, anchorage, and waterproofing work. Approximately 180 linear feet of exposed relieving angle steel at the 31st and 35th floors were refurbished.
- **Rooftop Concrete:** Examined and sounded the main-roof bulkhead stair landing and beam enclosures, completed approximately 75 square feet of concrete repairs, and applied pedestrian-grade and protective coatings to the repaired and exposed surfaces.
- **Curtain Wall and Metal Components:** Replaced or resecured damaged window infill, louver, and window-frame components at the 18th, 19th, and 37th floors. RAND also specified minor repairs to approximately 20 exterior window-washing track segments.
- **Sealants and Gaskets:** Replaced approximately 150 linear feet of failed sealant at metal panel joints and 20 defective gaskets or caulk joints at exhaust-vent louver assemblies.
- **Access and Protection:** Incorporated suspended or supported scaffolding, hoisting, occupant protection, and applicable site-safety requirements into the repair documents.

PROJECT IMPACT

The coordinated repair program addressed deterioration across multiple facade systems and improved weather protection at localized exterior interfaces. RAND returned to perform the building's 10th Cycle FISP inspection by rope access, and DOB accepted the initial Safe report in July 2026. Together, the accepted filings document the progression from identified conditions and completed repairs to a Safe classification at the start of the next cycle.



A member of RAND's in-house rope access team conducts a close-up FISP examination of the tower's glass curtain wall.



Deteriorated concrete was removed to sound substrate at the main-roof bulkhead as part of the localized concrete repair work.

PROJECT TEAM

Architect and Engineer of Record:
RAND Engineering & Architecture, DPC

Contractor: Viking Restoration Services LLC

Property Management: Sage Realty Corporation