

One57

By Deputy Chief Nicholas Corrado and Firefighter Hank Molle (retired)



The 75-story One57 mega-high-rise features four banks of elevators. Additional staffing may be required to properly control the elevators.

One57, a Midtown Manhattan “mega high-rise,” towering 75 stories high (90 marketing floors), was completed in 2014. It stands at 1,005 feet tall, making it the tallest mixed occupancy building in the western hemisphere and currently the seventh tallest in New York City. The building has 92 condominium units on top of a new Park Hyatt Hotel with 210 rooms. This article describes the building and points out some of the challenges members will face in case of fire in a mixed occupancy building.

As in any high-rise building, FDNY members must control elevators, determine location of the fire and extinguish the fire from a designated attack stair. One57 has four banks of elevators: one freight car that services all floors; two banks in the hotel—the lower level services floors 1, 2 and 3 with three cars and the sky lobby bank services all floors above floor 3 with three cars; and a residential bank with two cars. All floors of the building can be accessed with A and B scissor stairs. There is one standpipe servicing the A and B scissor stairs and the hotel has an additional C stair, which also contains a standpipe. Two fire pumps—one manual and one automatic—in the sub-cellar and a special service pump on the top floor augment the building standpipe water supply. The building is fully sprinklered. One combination siamese is accessible from 57th Street and another from 58th Street.

Access to the Hyatt Hotel is through a street entrance with an address of 153 West 57th Street. The hotel also can be accessed through 168 West 58th Street. The hotel spans floors 1 through 25, exclusive of floors 4 through 7, and no 13th floor. There are no guest rooms on the second floor of the hotel and the third floor is a sky lobby. Units must take one bank of elevator cars to the sky lobby and then proceed to a different bank of elevator cars serving floors 8 through 25. Elevators in high-rise buildings must be controlled by members regardless of the fire location. A fire on an upper floor of the hotel would require two banks of elevator cars switched into Firefighter Service. Chiefs and Officers of first-arriving units must be aware that more staffing will be needed to properly control elevators. The hotel was constructed with trash and linen chutes, both of which are sprinklered.

The residential portion, spanning floors 31 through 90, has its own entrance with an address of 157 West 57th Street. One bank of elevators, with a blind shaft to the hotel floors, provides tenants access to residential floors. A scenario that would challenge units would be a fire on the 31st or 32nd floor, which are the first two floors of the residential portion of the building. Since standard operating procedures (SOPs) require FDNY members to exit an elevator two floors below the fire and connect to standpipe outlets on the floor below the

fire, it is necessary to use the appropriate entrance. If units used the entrance to the residential section, elevators would bring them to the fire floor or the floor immediately below. A reported fire on the first or second residential floor would require units to enter into the hotel, take an elevator to an upper floor and gain access to the fire floor from the A and B scissor stairs.

In mixed occupancies, Chiefs must be prepared to establish several Sectors. One57 has two separate fire command stations and alarm systems for both the hotel and residential portions. Each must be staffed and monitored. The two fire command stations cannot communicate with each other. A serious fire on a lower floor would expose the hotel and the residential portion through elevator shafts and the A and B stairs. Several Search and Evacuation (SAE) Groups may need to be established in both portions of the building.

Officers can use the Critical Response Information System (CRIMS) map from FDNY’s intranet to view the Building Information Card (BIC) or floor plans for this address or any other building that is mandated by Local Law 26. Per Local Law 26, this type of occupancy does not require a BIC. However, upon request of the FDNY, building personnel developed a BIC, which is located at the hotel fire command station.

Author’s Note: Members are urged to review *Mega-High-Rise Buildings in Manhattan, 432 Park Avenue*, by Deputy Chief Nicholas Corrado, for a review of the conversion chart, which indicates the differences between construction and marketing floors, in the 1st/2016 issue of WNYF, and “Scissor Stairs Review,” by then-Battalion Chief Orio J. Palmer (killed on September 11th), in the 4th/97 issue of WNYF. ■

About the Authors:



Deputy Chief Nicholas Corrado has served the FDNY since 1991. He is assigned to Division 3. This is his second column for WNYF.



Firefighter Hank Molle (retired) served the FDNY for 24 years. He was assigned to Squad 288. Previous assignments included Engine 280, Rescue 1 and Ladders 132 and 175. Holds an Associate degree in Criminal Justice and was an instructor at Probationary Firefighters School. This is his fourth article for WNYF.