

Intumescent Fireblocking

1605 Broadway
Hyatt Regency



FF102 Fire Block



New York City, NY



2025 to date

THE CHALLENGE



2025- Formerly known as the Crowne Plaza Times Square Manhattan, the iconic 46-story hotel tower located at 1605 Broadway in the Theater District of Midtown Manhattan in New York City was undergoing a major transformation in 2025. Relunched as the Hyatt Regency Times Square, the property reopened in the fall of 2025, featuring 795 modern guest rooms and 159 enclosed parking spaces.

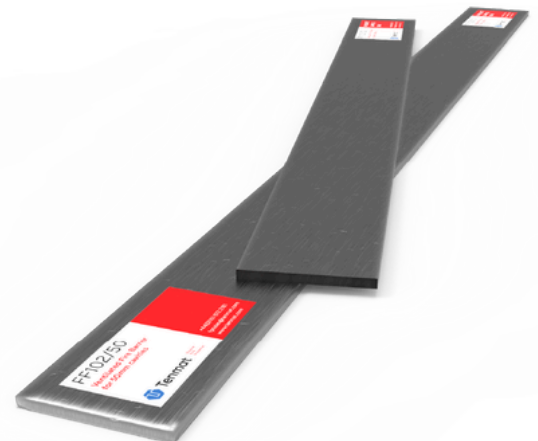
The reconstruction of this 480 feet tall building activated key provisions of the 2022 New York City Building Code.

During the exterior cladding work, Section 718.2.1, which governs fireblocking requirements, was triggered, necessitating the integration of effective fireblocking within the exterior wall assembly, that met the stringent approval standards of both the NYC Department of Buildings (DOB) and the Office of Technical Certification and Research (OCTR). Ensuring proper compartmentation and preventing fire spread, while preserving the functionality of the ventilated rainscreen system, became essential to achieving full code compliance and upholding the building's performance expectations.

OUR SOLUTION



To address these requirements, the architect selected Tenmat FF102/50 Intumescent Fire Blocks, an OCTR/DOB-approved fireblocking solution known for its reliability, ease of installation, and tested performance. These products were incorporated throughout the building to achieve full compliance with Section 718.2.1 while aligning with the project's high design and safety standards.



Tenmat USA

1-800-821-3436

www.tenmatusa.com