



**BUILDINGS**  
**2022-015**  
**BULLETIN**  
**TECHNICAL**

**ISSUANCE DATE**  
November 7, 2022



**ISSUER:** Keith L. Wen, R.A.   
*Assistant Commissioner, Code & Zoning Interpretation*

**PURPOSE:** This Bulletin rescinds 25 Memoranda, 3 Directives, 2 TPPNs, and 2 Letters which were issued by the Department but are no longer applicable under current Codes and Local Laws.

**SUBJECT(S):** Rescinding Directives, Memoranda, TPPNs, and Letters

## **RESCINDED DOCUMENTS**

**Directive 10 of 1975, Directive 10 of 1973, Directive 18 of 1971**

**Memo 1/15/75, Memo 4/18/72, Memo 8/25/80, Memo 6/12/73, Memo 8/19/54,  
Memo 4/7/77, Memo 8/17/71, Memo 8/22/75, Memo 11/5/75, Memo 4/12/90,  
Memo 8/17/71, Memo 12/14/77, Memo 11/13/73, Memo 7/1/70, Memo 3/13/72,  
Memo 2/26/82, Memo 7/16/82, Memo 12/8/82, Memo 9/27/77, Memo 10/31/72,  
Memo 6/7/72, Memo 12/20/89, Memo 2/19/71, Memo 5/22/87, Memo 3/2/72**

**TPPN #9/87, TPPN #8/87**

**Letter 7/3/89, Letter 10/4/90**

## **BACKGROUND**

The Department of Buildings periodically reviews published Buildings Bulletins (BB), Policy and Procedure Notices (Technical, Operational, Legal, Administrative, OTCR) and the various Directives, Executive Orders, Memoranda and Letters issued in the past to ensure their continued consistency with current Departmental practice and to verify that new laws and regulations are incorporated into these documents.

The above listed Memoranda, Directives and Letters are rescinded effective immediately and are attached therein.

The rescinded documents will appear on the Department's website with the watermark **RESCINDED**. Because this review is ongoing, documents not specifically listed in this Bulletin may be addressed in future bulletins. Watermarked Memoranda, Directives, Executive Orders and Letters may be accessed through the online version of this Buildings Bulletin found at <https://www1.nyc.gov/site/buildings/codes/building-bulletins.page>.

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS  
DIRECTIVE #10 of 1975

DEPARTMENTAL MEMORANDUM

DATE: August 28, 1975

TO: Borough Superintendents  
FROM: Thomas V. Burke, P.E., Director of Operations  
SUBJECT: Non-central Air-conditioning Systems - Local Law #5/73

The provisions of Local Law #5/73 do not apply to air-conditioning and/or mechanical ventilation systems that do not serve more than the floor on which the equipment is located. Specifically, the provisions of the following do not apply:

C26-1704.5 (f) (9)d

C26-1704.5 (g) (8)d

C26-1704.8 (b) (7)

RS 17-3A Item 9 (n)(7) and  
RS 17-3B Item 9 (n)(7)



Thomas V. Burke, P.E.  
Director of Operations

TVB:JWS:ASR  
cc: Comm. Walsh  
Deputy Comm. Jenkins  
Assistant Comm. Parascandola  
Executive Staff  
— Fire Department  
Industry

THE CITY OF NEW YORK  
**HOUSING AND DEVELOPMENT ADMINISTRATION**  
DEPARTMENT OF BUILDINGS  
DIRECTIVE NO. 10 OF 1973

DATE: November 7, 1973

**TO:** Borough Superintendents  
**FROM:** Commissioner Theodore Karapheuzoff, P.E.  
**SUBJECT:** USE OF MECHANICAL MEANS FOR DEMOLITION  
SECTION C26-1905.4 BUILDING CODE

This directive supersedes Directive No. 44 of 1957, on the same subject, and is revised to reflect the provisions of the new Building Code.

PROCEDURE

1. Use of mechanical means of demolition shall be in accordance with the provisions of Section C26-1905.4 of the Building Code. Note that in addition to other requirements, mechanical means may not be used for any building exceeding 40 feet or three stories in height.
2. Mechanical means of demolition may be permitted only upon issuance of a written special permit by the Borough Superintendent and in accordance with the provisions of subdivision (d) of Section C26-1905.4.
3. The Superintendent, upon issuance of a written special permit to use mechanical means of demolition, may impose such additional requirements as a condition of the permit as he may deem necessary or desirable.
4. A written request in duplicate shall be submitted to the Superintendent by the contractor in which the contractor shall show the number of the demolition application and shall make a statement that the use of mechanical means of demolition will comply with all of the applicable provisions of the Building Code and with all of the requirements of the Borough Superintendent. He shall also state that no person will be permitted in the safety zone of demolition while the mechanical means of demolition is in use. He shall accompany the request with the following information:
  - a. A plot plan drawn to scale, showing the dimensions of the lot and safety zone, the size, location and height

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of the building to be demolished and all other structures on the lot and the distance from the structure to be demolished to the nearest buildings on adjoining lots and the distance from the lot to the building line of the nearest intersecting street. It shall be noted whether the structures are vacant or occupied. The widths of adjoining streets shall be indicated. The location of sidewalk sheds, fences and other protective equipment shall be shown.

- b. A statement of the construction classification of the building or buildings to be demolished.
  - c. A statement of the equipment to be used and the method to be employed to demolish the structure with such equipment.
  - d. Acceptable evidence that at least five days prior to issuance of a permit, written notice of intent to demolish has been given to the owners of all adjoining lots, buildings and service facilities which might be affected by the proposed demolition, as per Section C26-113.3 of the Building Code.
5. Upon receipt of a request to use mechanical demolition, the Superintendent shall determine whether the foregoing requirements have been fulfilled. He shall have inspection of the building made without delay to verify the statements made. The inspector shall report also as to whether demolition is in progress and as to whether mechanical demolition is being used. Where demolition is in progress without a permit or where mechanical means of demolition is being used without approval of the Borough Superintendent, a stop work order shall be issued immediately and, if necessary, the assistance of the Police Department shall be requested. The inspector shall state whether the sidewalk sheds, fences and other protective construction have been provided and shall note any conditions which would make use of mechanical means of demolition inadvisable.
  6. Upon receipt of the report of the inspector, the Borough Superintendent shall review the report and the request to use mechanical demolition and shall decide whether it is safe and desirable to permit such use.
  7. The Borough Superintendent, when he so decides, shall notify the applicant by letter that he may be granted a special permit for mechanical means of demolition and, in such case, the conditions of use shall be listed in the special permit. Where the Borough Superintendent decides that mechanical demolition is not to be permitted, he shall so notify the applicant in writing.

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8. The contractor shall maintain upon the demolition site during demolition operations, a copy of the special permit granting permission to use mechanical means of demolition.
9. A copy of the request and permission or denial shall be filed with the demolition application.
10. The practice of inspectors making a preliminary report on a request for a demolition permit as to whether mechanical means of demolition may be used shall be discontinued. Directive No. 3 of 1971, which required reporting whether mechanical demolition would be permitted, on form No. 117B, is hereby rescinded.
11. This directive shall be effective immediately.

  
\_\_\_\_\_  
Theodore Karagheuzoff, P.E.  
Commissioner

TK/TVB/df

CC: Exec. Staff  
Abraham Dollinger,  
Wrecking Contractors Assoc. of N.Y.  
1 Penn Plaza  
New York, N. Y.

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The City of New York  
HOUSING AND DEVELOPMENT ADMINISTRATION  
Department of Buildings

DIRECTIVE NO. 16 OF 1971

To: Borough Superintendents

Date: October 5, 1971

From: Thomas V. Burke  
Director of Operations

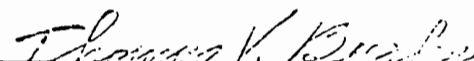
Subject: Data on Mechanical  
Plans.

1. Section C26-116.3(a) requires that plans for air conditioning and ventilating systems indicate the index for ventilation for each room or space. In cases where there are rooms with the same number of square feet of floor area per person, it shall be sufficient to indicate a typical ventilation index computation for a specific room or space in a building where the ceiling heights are uniform and the net floor area per occupant is typical and where the supply of air per cubic foot per minute per sq. ft. is the same, even though the rooms may be of varying dimensions. Plans will be required to indicate the amount of air to be exhausted or supplied from each outlet, for each room or space, and the typical ventilation index for the rooms.
2. Plans for heating systems shall indicate the amount of heat in Btu per hour to be provided in every room to maintain the minimum space temperature requirement listed in table 12-1 of section C26-1204.1. Computations shall be based on Reference Standard RS 12-1, but need not be shown on submitted plans. In cases where specific questions arise as to the adequacy of design figures, computations may be requested.
3. General notes on plans indicating compliance with the code as to materials and equipment and methods of installation, shall be indicated with sufficient detail to show the nature and extent of required construction and applicable section number. It shall not be required to list the complete and exact wording of code section. Details of fire retarding and other construction must be shown to indicate what is required.
4. Weights of mechanical equipment are to be shown on the mechanical plans since structural drawings do not normally indicate these weights of specific model numbers. The plan examiner is to compare the mechanical plans with the structural drawings and to determine whether allowances for the mechanical equipment have been made in the structural design of the building. In cases where small units are used for individual tenant spaces and structural drawings are not filed for the proposed work, the examiner shall require that where the loading exceeds the approved live load, that computations be filed to show the adequacy of the structural supports.

TVB/df

CC: Exec. Staff  
Industry

Mr. Howard Molk, Chairman,  
Mechanical Codes Committee,  
N.Y. Assoc. of Consulting Engineers, Inc.

  
Thomas V. Burke  
Director of Operations



THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

Corrected  
1-15-75

DEPARTMENTAL MEMORANDUM

DATE: December 30, 1974

TO: Borough Superintendents

FROM: Thomas V. Burke, P.E., Director of Operations

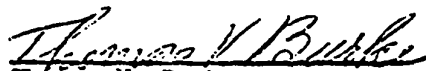
SUBJECT: Equipment Use Permit for Emergency Diesel Oil Generators

The purpose of this memorandum is to clarify the procedure used for issuing equipment use permits for emergency diesel generators.

1. An emergency diesel oil generator installation consists of fuel burning and fuel oil storage equipment and requires an equipment use permit C26-116.5 (c)
2. The installation of a diesel oil generator is not subject to controlled inspection but must be installed by a licensed oil burner installer.
3. The filing procedure is described in a memorandum dated Aug. 17, 1971 "Application for Emergency Generator Vol. II page 558.

In addition to filing Form 8 Misc Plumbing Application, form 16 application for certificate of approval for oil burning installation shall be filed in triplicate (folder, inspector, and Fire Dept.) on completion of the installation.

4. When the installation is signed off as complete the plumbing division shall issue form 16A, certificate of approval to the installer. The Form 16A shall constitute the equipment use permit. Directive 16-1971 Modified June 26, 1974 subdivision III.

  
Thomas V. Burke  
Director of Operations

TVB:ah

cc: Boro Supts.  
Adm. Staff

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The City of New York  
HOUSING AND DEVELOPMENT ADMINISTRATION  
Department of Buildings

DEPARTMENTAL MEMORANDUM

DATE: April 18, 1972

TO: Borough Superintendents

FROM: Thomas V. Burke, P.E., Director of Operations

SUBJECT New Form 15 "Oil Burning Equipment Applications" and Form 16  
"Application for Certificate of Approval for Oil Burning  
Installation" Section C26-108.3 Sub-Art.1416.0 Administrative Code

1. This memorandum supersedes Directive #21 of 1959, and other memorandums and directives specifically relating to Form 15 "Oil Burning Equipment", Form 15A "Minor Oil Burning Equipment" and Form 15B "Replacement of Oil Burning Equipment".
2. Effective June 5, 1972, the new Form 15 (Revised 2/22/72) entitled "Oil Burning Equipment Application" is to be used for all oil burning equipment connected with the heating of a building. This application is to be used for any original installation, replacement or alteration.
3. The new Form 16 shall be issued by the plan desk after the effective date noted in paragraph 2 above. The new form shall be used as an Equipment Use Permit in the same manner as the old form and in accordance with item 3 of Directive #16 of 1971. Certificate of Boiler Inspection, Form 276, shall continue in use as set forth in previously dated directives.
4. In accordance with section C26-108.3 of the Administrative Code applications for permits to install service equipment shall be filed by an architect or engineer. Applications for replacement of oil burners, oil tanks and related piping or a boiler replacement of the same capacity as the old boiler, may be filed by licensed oil burner equipment installers.
5. Related construction work in connection with the installation of oil burning equipment consisting of boiler room enclosure, enclosure of fuel oil tanks, or the construction of the required ventilation for a boiler room may be filed on the new form with appropriate plans.
6. Any related construction work that involves structural work, such as a new or rebuilt chimney, encasing an oil tank underground, installation of structural steel or reinforced concrete shall be filed on a Building Notice or Alteration application by a registered architect or a licensed professional engineer.

*Thomas V. Burke*  
Thomas V. Burke, P.E.  
Director of Operations

TVB/WMS/sl  
cc: Executive staff  
BCAC - Industry

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THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: August 25, 1980

TO The Borough Superintendents, Industry and Executive Staff

FROM: Irving Polsky, P.E., Executive Engineer

SUBJECT: Section C26-1202.2 Administrative Code,  
Natural light sources and locations.

Please advise your staff to correct the above section in their Building Code books so as to be in accord with Local Law 61 for the year 1969.

The underlined, in the following extract, was omitted:

J-1. Section C26-1202 of such code, as added by local law number seventy six of the year nineteen hundred sixty-eight, is hereby amended to read as follows:

§ (C26-1202.2 Natural light sources and location.--(a) Natural light, when required, shall be provided by windows, skylights, muntins, glazed doors, transoms, fixed lights, jalousies or other natural light transmitting media. Such sources shall not be located in recesses having a width of less than 6 ft., and such sources shall not be located so as to create a habitable room whose depth exceeds 30 ft., except in dwelling units of group 1 construction containing more than three habitable rooms. Such sources, except as provided in (b) below, shall face or open upon the sky or upon a public street, space, alley, park, highway, or right of way, or upon a yard, court, plaza, or space above a setback. ~~When such yard, court, plaza, or space above a setback is located upon the same lot and is of the dimensions required by the applicable provisions of the zoning resolution.~~ Where dwelling units in buildings or spaces classified in occupancy group J-1 or J-2 are located in a cellar or a basement such dwelling unit or units shall have at least 1/3 of their height and all of their window surfaces above every part of an "adequate adjacent space." Such "adequate adjacent space" shall be open to the sky and shall be a continuous surface area outside the dwelling unit or units not less than 30 ft. in its least dimension and abutting at same level or directly below every part of the exterior walls of such dwelling unit or units. Such "adequate adjacent space" shall include only spaces which are located on the same lot or plot as the building, or on a public street, space, alley, park, highway or right of way and the level of such areas which abut or adjoin the habitable room, at least shall be 6 in. below the window sills of any windows.

(b) Natural light sources may face or open upon an enclosed or partially enclosed balcony or space above a setback when such balcony or space faces upon a public street, space, alley, park, highway or right of way or upon a yard, court, plaza, or space above a setback when such yard, court, plaza, or space above a setback is located upon the same lot and is of the same dimensions required by the applicable provisions of the zoning resolution, the maximum depth of any habitable room is at most 30 ft. measured from the outer face of the wall forming the partial or full enclosure of the balcony or space, the enclosure of the balcony or space is not more than one story in height, and the balcony or space complies with either of the following:

(1) The front of the balcony or space above a setback has an opening to the outer air whose area is equal to at least 75 per cent of the floor surface area of such balcony or space.

(2) The front of the balcony or space above a setback may be completely enclosed when the building is of group 1 construction provided the outer enclosing walls are glazed with clear plate glass or with plastic equivalent complying with section C26-1201(c) and such glazed wall area is equal to at least 50 per cent of the interior wall enclosing such balcony or space and at least 50 per cent of the required area is operable and no window from any bathroom, water-closet, compartment or kitchen whose area is 50 sq. ft. or less opens on such balcony or space.

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*Irving Polsky*  
Irving Polsky, P.E.,  
Executive Engineer



HOUSING AND DEVELOPMENT ADMINISTRATION  
ANDREW P. KERR, Administrator

Department of Buildings  
100 GOLD STREET, NEW YORK, N. Y. 10038

THEODORE KARACHENOFF, P. E., Commissioner  
JOHN BURANT, P. E., Deputy Commissioner  
JOSEPH W. STULTZ, Assistant Commissioner

June 12, 1973

Mr. Max E. Schreiber  
Director of Design  
New York City Housing Authority  
250 Broadway  
New York, N.Y. 10007

Re: Community Center Kitchens

Dear Sir:

Your letter of June 8, 1973 regarding safety provisions for kitchens of community centers in lieu of exhaust ducts and flues for range hoods therein has been reviewed.

In your letter you state the following:

1. The ranges will have not more than 10 burners.
2. Meals will be served to not more than 50 persons at any one time.
3. The hoods will be provided with charcoal filters and fans and a fire extinguishing system.
4. The kitchens will have natural ventilation supplied by windows to the outside air.
5. The pass-through openings will be provided with fireproof shutters and fusible links.
6. The doors leading into the kitchens will be fireproof self-closing

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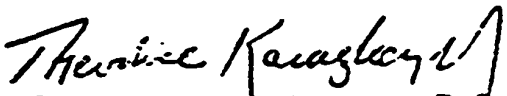
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It is noted that legislation sponsored by this department and the Fire Department in the City Council under Intro No. 1199, which deals with the ventilation of cooking equipment in community rooms of multiple dwellings, churches, synagogues, firehouses and other low hazard occupancies, as determined by the Commissioner of Buildings, would essentially authorize what you seek as a matter of law.

Accordingly, based on Section C26-100.7 of the Administrative Code and Section 1804 (4) (b) of the New York City Charter, the installation described by you is acceptable, provided the following conditions are met:

- (a) All items listed above in your letter of June 8, 1973 are complied with.
- (b) An application is filed in the appropriate borough office of this department for each intended installation and a permit obtained.
- (c) Each hood is equipped with a fire extinguishing system approved by the Board of Standards and Appeals.
- (d) Each kitchen window is equipped with wire glass.
- (e) In the event that the amount of natural ventilation provided by the windows is insufficient to meet the index of ventilation requirements of Article 12 of the Building Code, mechanical ventilation complying with Reference Standard BS 13-1 shall be provided.

Very truly yours,

  
Theodore Karagheuzoff, P. E.  
Commissioner

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DEPARTMENT OF HOUSING AND BUILDINGS  
of the City of New York

INTRADEPARTMENTAL MEMORANDUM

TO: Borough Superintendents and  
Bernice P. Rogers, Deputy Commr.,  
Division of Housing

DATE August 19, 1954

FROM: Bernard J. Gillroy,  
Commissioner

SUBJECT: Installation of cooking spaces  
in converted dwellings

A decision that appeared in the Bulletin of the Board of Standards and Appeals on July 27, 1954 (Vol. XXXIX - No. 30 - pages 1180 and 1181 - Cal. No. 268-54-A) confirms the policy adopted by the Department, which was outlined in an intradepartmental memorandum dated July 19, 1954, in relation to "Classification of Buildings - Examination of Plans - Plumbing," particularly item 2 thereof concerning the installation of cooking apparatus in converted dwellings subject to the provisions of Article 6 of the Multiple Dwelling Law.

In the subject case, 268-54-A, the following objection was raised in connection with the installation of new cooking spaces in a heretofore converted class B multiple dwelling:

"A2. Proposed kitchenettes in class B rooms indicate use for permanent occupancy. Remove kitchenettes or provide w/c facilities within the individual rooms. Sec. 4, Subd. 15 M.D.L."

In confirming the policy of the Department, the Board affirmed the action of the Superintendent of the borough of Manhattan in the subject case, as follows:

"WHEREAS, the Board finds that providing cooking accommodations as proposed would be contrary to public welfare and not in accord with the legislative finding of the multiple dwelling law.

"Resolved, that the decision of the Borough Superintendent acting on amend. to Alt. Applic. 119/54, Obj. A2, be and it hereby is affirmed and that the appeal be and it hereby is denied."

PLEASE BE GUIDED ACCORDINGLY.

  
Bernard J. Gillroy  
Commissioner

LEA:Fv.  
Copy to Messrs. Burke, Byrne, Collins,  
Conroy, Kelly, McDermott, Pine  
Chief Inspectors of Housing  
Chief Inspectors of Multiple  
Dwelling Sections

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THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: April 7, 1977

TO: Borough Superintendents  
FROM: Director of Operations Irving E. Minkin  
SUBJECT: MECHANICAL DEMOLITION

My memorandum of March 24, 1977, regarding mechanical demolition, is hereby rescinded, and superseded by the following.

The memorandum dated August 22, 1975, regarding mechanical demolition, is modified in regard to the height of the structure, by substituting the following language for item (d) therein:

"(d) structure does not exceed 40 feet. However, special authorization may be granted for structures not exceeding 80 feet in height provided that in addition to all of the requirements in said memorandum, and Directive No. 10 of 1973, the following items shall be adhered to:

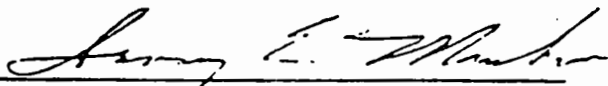
- (1) All applications for mechanical demolition be first approved by Sam Roberts or his representative.
- (2) A statement be made that where a crane is to be used, the sidewalk will be closed during machine operations, by permit from the Department of Highways.
- (3) The crane or derrick has a certificate of approval, a certificate of operation; and a certificate of on-site inspection is noted will be obtained in conformance with section C26-1909.4.
- (4) Location of demolition equipment must be noted on the plot plan submitted.
- (5) The request forwarded by Mr. Roberts, Director of Demolition, notes that his demolition inspectors will confirm that the conditions of the approval are being adhered to, as well as the following:

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- a. Type of demolition equipment to be used must conform to that approved on plans. For example, if plans call for a clamshell, a ball may not be used.
- b. Crane and Derrick Division's approved Temporary Certificates of Approval and Operation must be with the machine used for demolition. The approved boom lengths will be in the upper left hand corner, and the form will be stamped Temporary Certificate of Approval and Temporary Certificate of Operation.
- c. Serial number of crane must be the same as that on the approved form. Serial number will be found in cab of crane. If inspector is in doubt he is to ask the operator for the location of the serial number or he is to call the Crane and Derrick Section at 482-7763.
- d. Hoisting machine operators license to be current and is to be seen by the inspector.
- e. Approved Building Department Certificate of On-Site Inspection (form #21C) is to be on the job site. Form will contain the location of the machine, which is to conform to approved Borough Superintendent's drawing and is to contain sketch of foundation necessary to spread load of outriggers or cats of the crane.

(6) In the case of demolition with a demolition ball, either Commissioner Walsh or the Director of Operations has indicated approval in writing, after a review of all of the facts and verification of conformance with section 25.5 of Reference Standard RS 19-2 by the applicant.

This memorandum is to take effect immediately.

  
Irving E. Minkin, P.E.  
Director of Operations

IEM/df

CC: Comm. Walsh  
Dep. Comm. Jenkins  
Asst. Comm. Parascandola  
Exec. Staff  
Sam Roberts, Dept. of Development

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HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: August 17, 1971

TO: Borough Superintendents

FROM: Director of Operations, T. V. Burke

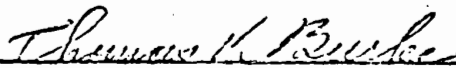
SUBJECT: Mechanical Demolition on Unsafe Structures and for  
Buildings on Urban Renewal Sites

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The demolition of all unsafe structures is presently being processed by the Department of Development on a priority basis. In view of this procedure, it is anticipated that there will be an increase in requests for mechanical demolition.

A copy of the memo on this subject matter dated October 17, 1968 is attached hereto. Please note that (last paragraph of memo) it is the responsibility of the demolition contractor to produce a letter of request for mechanical demolition from the Department of Development. Mechanical demolition permission shall be granted only when such operations can be conducted safely.

Mr. Seymour B. Feller has also requested that he be notified immediately where mechanical means of demolition are employed without proper permission on demolition of structures contracted by the Department of Development. Such notification shall be made by telephone to the Chief Inspector of Construction-Operations and be followed by a written report.

  
Thomas V. Burke  
Director of Operations

TVB:JL:rmr

cc: Chief Insp. of Constr-Opera., J. Linker  
Chief Engineers-Construction  
Chief Construction Inspectors  
Director of Demolition, S. B. Feller

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BUILDINGS AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: August 22, 1975

TO: Borough Superintendents

FROM: Thomas V. Burke, P.E., Director of Operations

SUBJECT: Mechanical Demolition

With the proliferation of fires in vacant structures due to arson it is necessary that demolition be expedited.

At meetings held August 19 and August 21, 1975 with members of Buildings, Development and the Mayors Arson Strike Force, certain ground rules were agreed upon which will govern the issuance of approvals for mechanical demolition as follows:

When mechanical demolition is approved sidewalk sheds shall not be required. The Department of Development is assuming all responsibility for requiring the contractor to obtain all necessary Highway Department approvals for the street or sidewalk closing, the erection of sidewalk fences as may be required and placement of cranes in the street. Department of Development is also assuming responsibility that all fences on sidewalk and fences delineating the safety zone shall be erected as far out as is physically possible from the structure to be demolished.

The Department of Buildings will treat approvals for mechanical demolition of structures under H.D.A. contracts as emergency orders and will therefore not require on site inspections for cranes performing the work. (C26-1909.4(a)2.

Continued.....

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Mechanical means approval may be granted:

(a) where there is a clear and vacant space between the building to be demolished and any occupied structure, of at least 1/3 of the height of the building to be demolished.

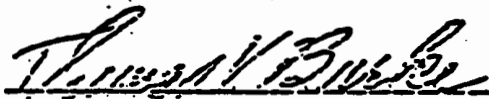
(b) where building to be demolished has independent walls and has a clear space on one side as in (a) above and abuts another vacant building on the other side.

(c) where any adjoining open space is used as a parking lot, playground, etc., consent of the owner shall be required and the owner must agree to keep the space closed off and not in use for the period of demolition.

(d) structure does not exceed 80 feet in height.

The issuance of mechanical demolition permits shall otherwise be in compliance with Article 19 and Directive 10-1973.

All requirements of Article 19 other than the use of mechanical demolition as approved herein shall be complied with.

  
Thomas V. Burke, P.E.  
Director of Operations

Executive Staff

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THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: November 5, 1975

TO: Borough Superintendents

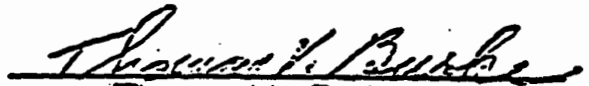
FROM: Thomas V. Burke, Director of Operations

SUBJECT: MECHANICAL DEMOLITION

The memorandum of August 22, 1975, on the above subject, set forth four conditions which would permit issuance of permits for mechanical demolition.

It was not the intent of this memorandum to limit permission for mechanical demolition exclusively to those situations where the four items prevail. Directive No. 10 of 1973 (Page 742 of the directives and memorandums), setting forth the procedures for mechanical demolition, was not abrogated in any manner. Where, under the provisions of paragraph 6 of such directive, a Borough Superintendent believes issuance of a permit to be safe, with adequate protection for public and workmen, he may so issue a permit.

Copies of the memorandum of August 22, 1975, and Directive No. 10 of 1973, are attached.



Thomas V. Burke  
Director of Operations

TVB/df.  
Attachments

CC: Exec. Staff  
Sy Feller, Dept of Development

1115



DEPARTMENT OF BUILDINGS  
EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, N.Y. 10013  
RUDOLPH J. RINALDI, COMMISSIONER  
312-8100

MEMORANDUM

TO: ALL EMPLOYEES  
FROM: BARRY G. COX  
ASSISTANT COMMISSIONER  
DATE: APRIL 12, 1990  
SUBJECT: MECHANICAL DEMOLITION

If, during regular business hours, you see a building being demolished using mechanical equipment, such as a bulldozer, a crane with a wrecking ball or clamshell, or other heavy equipment, please contact the B.E.S.T. Squad at (718) 802-3713.

If you see this type of work being done on weekends or in the evening, please contact the Night Emergency Squad at (212) 312-8298.

The reason for this is that we want to closely monitor this activity to protect the public safety.

Mechanical demolition may only be used when authorized by a Borough Superintendent.

Thanks.

BGC:lg

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: August 17, 1971

TO: Borough Superintendents  
FROM: Thomas V. Burke, Director of Operations  
SUBJECT: Application for Emergency Generators

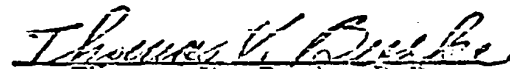
Installation of emergency diesel or gasoline generators are to be filed in quadruplicate on B form 8 entitled Plumbing, Mechanical Equipment and Tank Installation. When the application is approved, one copy is to be sent to the Fire Department. Notification to the Department of Air Resources is not required.

Minor partition work enclosing the generator may be included on B form 8.

Structural work, architectural work not of a minor nature and chimney construction is to be filed on a Building Notice or Alteration application with an accompanying B form 8 to include the installation of the emergency generator.

TVB/WMS/sl

cc: Exec. staff

  
Thomas V. Burke, F.E.  
Director of Operations

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**THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS**

**DEPARTMENTAL MEMORANDUM**

**DATE:** December 14, 1977

**TO:** The Borough Superintendent's  
**FROM:** Jeremiah T. Walsh, Commissioner  
**SUBJECT:** Mechanical Ventilation for Interior Bathrooms and Cooking Spaces

This memorandum, while issued primarily to forestall vandalism to roof-mounted exhaust fans on buildings subject to rehabilitation, is applicable to all multiple dwellings with mechanical ventilation for interior bathrooms and cooking spaces to conserve energy.

The Superintendents, pending legislative enactment may allow usage at variance from Multiple Dwelling Law Sections 33, subdivision 3c, Section 76, subdivision 1j, and Housing and Maintenance Code Sections D26-31.05 subdivision a (3) and Section D26-32.03 subdivision b in regard to the above and to provide individual fans at interior bathrooms and kitchenettes connected to a light switch and equipped with a damper to prevent backflow of air and odors. This will be in addition to required fire protection.

Individual exhaust fans shall have at least a 50% greater capacity than that required. (For example: Cooking spaces: 2 cfm 's.f. x 59 max. sq. ft. x 150% = 180 c.f.m.)

Such exhaust fans must operate off the light switch, however a time delay switch or an override switch, while desirable, shall not be mandatory.

There shall be a back draft damper at the discharge of each fan to act as a positive seal to prevent odor penetration from entering adjacent or neighboring areas.

Back draft dampers are to be held in a closed position when fans are not in operation. They may be by a mechanical or/and spring load action which pushes a flap or lid against its frame when the exhaust fan is inoperative.

continue.....

-Boro. Supts-

-2-

A fusible link fire damper shall be provided at the vertical shaft where the duct branches to reach the ventilation spaces and the registers and fan. Except at bathroom exhaust connections a NFPA 90-A approved boot connection may be substituted in place of the required fire damper.

  
Jeremiah T. Walsh, P.E.  
Commissioner

JTW:IP:br

cc: Executive Staff  
Deputy Commr. D.W. Joy, Office of R & HM.  
Ass't. Commr. F. Dell'Aira  
Dir. of Oper. C.J. Poidomani  
Professional Societies  
George Langer, P.E.

1403

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: November 13, 1973

TO: . Borough Superintendents

FROM: Irving E. Minkin, P.E., Executive Engineer


SUBJECT: Regulations Concerning Discontinuance of Operation of Certain  
Refuse Burning Equipment

Herewith forwarded for distribution to department personnel are copies of regulations promulgated by the Department of Air Resources concerning discontinuance of operation of certain refuse burning equipment.

These regulations appear in the City Record of October 26, 1973, and become effective November 26, 1973.

These rules indicate the policies and procedures that will hereafter be followed by the Department of Air Resources in the processing of discontinuance applications by them in the case of incinerators in a multiple dwelling containing 42 or fewer dwelling units per unit of refuse burning equipment, pursuant to Section 1403.2-4.01 of the Administrative Code (Air Pollution Control Code). Prior approval by the Department of Air Resources is necessary before this department can approve any application for any work related to the discontinuance.

IEM:njk

  
Irving E. Minkin, P.E.  
Executive Engineer

cc: Comm. Karagheuzoff  
Dep. Comm. Cooke  
Ass't Comm. Stulz  
Exec. Staff

815A

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: July 1, 1970

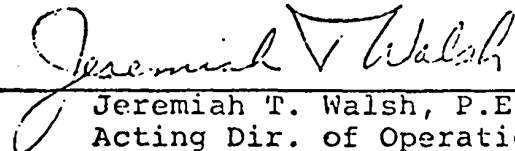
TO: Borough Superintendents

FROM: Jeremiah T. Walsh, Acting Dir. of Operations

SUBJECT: Applications for Incinerator Upgrading - New York City  
Housing Authority.

Attached hereto is the listing of Housing Authority locations within your borough for which applications for incinerator upgrading will be filed in the near future. These applications, when filed, shall be processed in the following manner:

- a. Applications are to be expedited.
- b. The applications are to be assigned to one plan examiner, who shall process all such applications filed for Housing Authority property.
- c. Applications shall not be examined by multiple dwelling examiners or plumbing examiners.
- d. The Department of Air Resources approval shall not be required prior to approval by this department.

  
Jeremiah T. Walsh, P.E.  
Acting Dir. of Operations

JTW/df  
Att.

CC: Comm. O'Neill  
Dep. Comm. Ferro  
Asst. Comm. Padavan  
Dir. of Ops. Burke  
Chief Engr. Kupfer ✓

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: March 13, 1972

TO: Borough Superintendents


FROM: Thomas V. Burke, Director of Operations

SUBJECT: Board of Education  
Upgrading Incinerators and Oil Burners

Under memorandum of April 10, 1968, all applications of the Board of Education are to be expedited.

The Board of Education is presently proceeding with the upgrading of incinerators and oil burning heating plants, in compliance with the laws relating to air pollution. It has asked that these applications be expedited and that applicants be given cooperation in problems that may arise, to facilitate compliance.

Please instruct the persons engaged in plan examination to provide cooperation and to expedite approvals as requested.

  
Thomas V. Burke  
Director of Operations

TVB/df

CC: Exec. Staff  
Hugh McLaren, Jr.  
Board of Education

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DEPARTMENT OF BUILDINGS  
EXECUTIVE OFFICES  
120 WALL STREET, NEW YORK, N.Y. 10005  
IRWIN FRUCHTMAN, P.E. Commissioner  
248-6811

February 26, 1982

To: Owners, Architects, Engineers,  
Professional and Industry Organizations

Re: Local Law # 5 Compliance

Commissioner Irwin Fruchtmann has issued the following advisory relating to compliance requirements with the smoke and heat venting provisions of Local Law # 5 for central air conditioned buildings.

For a Class E occupancy building that is centrally air conditioned to be in compliance as of this date, the following are the requirements:

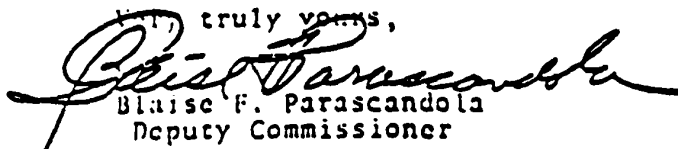
Compliance by the Pressurization Option

1. a) Plans for pressurization systems have been filed and approved by the Department of Buildings.
- b) A Building Notice has been filed indicating that there is compliance with the compartmentation requirements, namely; that one-third (1/3) of the floor area of the building has been compartmented into compartments of 7,500 sq. ft. or less as of December 13, 1981.

Compliance by the Sprinklerization Option

2. Plans have been filed and sprinkler installation work completed for one-third (1/3) of the floor areas of the building as of December 13, 1981.

Central air-conditioned buildings not complying with all requirements of either option will be issued the appropriate violations.

Very truly yours,  
  
Blaise F. Parascandola  
Deputy Commissioner

BFP:mh  
cc: Commr. Fruchtmann, Dep. Commr. Minkin, Asst. Commr. Dennis  
Borough Superintendents

1823



RESCINDED BY  
BUILDINGS BULLETIN 2022-015

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: July 16, 1982

TO: Borough Superintendents and Executive Staff

FROM: Blaise F. Parascandola  
Deputy Commissioner

SUBJECT: Local Law # 5 Compliance

-----

This memorandum amends the informational letter to Owners, Architects, Engineers, Professional, and Industry Organizations dated February 26, 1982.

Specifically, the revision to verifying compliance with the compartmentation requirements of Local Law No. 5 for central air-conditioned buildings as per § C26-504.1 (c) of the Code that floor areas must be subdivided into fire resistive compartments of 7,500 square feet or less.

1. § C26-504.1 (c) (6) b - one third (1/3) of the total floor area of the building to comply by December 13, 1981\*

- (a) An amendment application to the Local Law No. 5 applications may be filed by the owner or his representative as applicant listing the completed Alteration (Alt) and Building Notice (BN) applications that have been filed from February 7, 1973 to December 13, 1981 and thereafter by a licensed Professional Engineer or Registered Architect (including those inspected under Directive No. 14/1975) in connection with any alteration work affecting one third (1/3) of the floor area of the building above 40 feet in height.
- (b) When the interior alteration work performed under these Alt. and BN applications involves less than 1/3 of the floor area of the building above 40 feet, a separate (BN) application must be submitted by a licensed P.E. or R.A. This application must state that an inspection has been made by the P.E. or R.A. of the balance of the one third (1/3) floor area above 40 feet and that such floor area had the required fire resistive compartments as of December 13, 1981.
- (c) If after compliance with (a) and (b) above, there remains a portion of the floor area of one third (1/3) of the building above 40 feet in height not subdivided into the required compartments then an application must be filed and approved and work completed and inspected by the Department or by a P.E. or R.A. under Directive No. 14/1975 to bring such remaining portion of the floor area into compliance.

\*Dates for compliance as per Local Law No. 86/1979

1866

- 2 -

2. § C26-604.1 (c) (6) c - Two third (2/3) of the total floor area of the building to comply by August 7, 1984 \*

The procedure set forth in paragraph 1 (a) (b) and (c) above for verifying compliance with the one third (1/3) floor area requirement shall be similarly followed to verify compliance with the requirement that two thirds (2/3) of the floor area above 40 feet in height must be subdivided into fire-resistive compartments.

3. § C26-504.1 (a) (6) a - Total floor area of the building to comply by February 7, 1988 \*

Again, similarly, the procedure set forth in paragraphs 1 (a) (b) and (c) above shall be followed to verify compliance that the total floor area of the building above 40 feet in height has been subdivided into fire-resistive compartments.

As indicated above in paragraph 1 (a), an owner or his representative may file the amendment application where reference is made to previous applications submitted by a licensed P.E. or R.A.

These applications must be filed no later than September 13, 1981. otherwise a violation will be issued. Please note that this date coincides with required date as per Local Law No. 86/1979 for completion of the installation of the stairwell pressurization system.

\* Dates for compliance as per Local Law No. 86/1979.

BFP:mh

cc: Commr. Fruchtman  
Dep. Commr. Minkin  
Asst. Commr. Dennis  
Asst. Commr. Cox,  
Exec. Engr. Polsky  
Fire Dept.  
Real Estate Board  
Professional Organizations

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THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: December 8, 1982

TO: Borough Superintendents and Executive Staff

FROM: Blaise F. Parascandola

Deputy Commissioner

SUBJECT: Local Law # 5 Compliance

-----

This memorandum amends the informational letter to Owners, Architects, Engineers, Professional, and Industry Organizations dated July 16, 1982.

Specifically, this revision relates to verifying compliance with the compartmentation requirements of Local Law No. 5 for central air-conditioned buildings as per § C26-504.1 (c) of the Code that floor areas must be subdivided into fire resistive compartments of 7,500 square feet or less.

1. § C26-504.1 (c) (6) b - one third (1/3) of the total floor area of the building to comply by December 13, 1981\*

(a) An amendment application to the Local Law No. 5 applications may be filed by the owner or his representative as applicant listing the completed Alteration (Alt) and Building Notice (BN) applications that have been filed from February 7, 1973 to December 13, 1981 and thereafter by a licensed Professional Engineer, P.E., or Registered Architect, R.A., including those inspected under Directive No. 14/1975) in connection with any alteration work affecting one third (1/3) of the floor area of the building above 40 feet in height.

1. When the amendment is filed by the owner, it shall be processed by the examination procedure set forth in the Building Code. (§ C26-108.1 - 026108.9).

2. When the amendment application is filed by an R.A. or P.E. it may be processed by departmental directive # 14/1975.

(b) When the interior alteration work performed under these Alt. and BN applications involves less than 1/3 of the floor area of the building above 40 feet, a separate (BN) application must be submitted by a licensed P.E. or R.A. This application must state that an inspection has been made by the P.E. or R.A. of the balance of the one third (1/3) floor area above 40 feet and that such floor area had the required fire resistive compartments.

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(c) If after compliance with (a) and (b) above, there remains a portion of the floor area of one third (1/3) of the building above 40 feet in height not subdivided into the required compartments then an application must be filed and approved and work completed and inspected by the Department or by a P.E. or R.A. under Directive No. 14/1975 to bring such remaining portion of the floor area into compliance.

2. § C26-604.1 (c) (6) c - Two third (2/3) of the total floor area of the building to comply by August 7, 1984\*

The procedure set forth in paragraph 1 above for verifying compliance with the one third (1/3) floor area requirement shall be similarly followed to verify compliance with the requirement that two-thirds (2/3) of the floor area above 40 feet in height must be subdivided into fire-resistive compartments.

3. § C26-504.1 (a) (6) a- Total floor area of the building to comply by February 7, 1988\*

Again, similarly, the procedure set forth in paragraphs 1 above shall be followed to verify compliance that the total floor area of the building above 40 feet in height has been subdivided into fire-resistive compartments.

\*Dates for compliance as per Local Law No. 86/1979

3FP:mh

cc: Commr. Fruchtman  
Dep. Commr. Minkin  
Asst. Commr. Dennis  
Asst. Commr. Cox  
Exec. Engr. Polsky  
W. Kupfer  
M. Mody  
Fire Dept.  
Real Estate Board  
Professional Organizations

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**THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS**

**DEPARTMENTAL MEMORANDUM**

**DATE:** September 27, 1972

**TO:** Borough Superintendents

**FROM:** Jeremiah T. Walsh, P.E., Commissioner

**SUBJECT:**  
Diesel Tank and Dispensing Pump Installations in Existing Firehouses.

This memorandum is applicable only to existing firehouses constructed under the Old (1938) Building or prior codes.

Directive No. 10 of 1972 allows the provisions of the 1938 code or laws previously in force to be applied for fuel oil storage provided public safety and welfare is not endangered.

The Department of Public Works is engaged in a program to "upgrade" existing firehouses, by enclosing exits, improving the ventilation systems and installing new boilers and to provide diesel fuel oil storage facilities. The Fire Department will continue to review the plans for diesel tank installations under their Rules and Regulations, (Directive No. 6/69 dated July 7, 1969), examination by this department should be confined to "stated work only."

Examination may be limited to the "Old" Building Code Oil Burner Rules only which under definitions 2.17 cover this type of installation.

Since C26-1416.3 (a) (1) of the "New" Code, for tank capacity of 550 gallons or less, requires only that "such tanks are mounted on adequate non-combustible supports, with the tank anchored thereto," and omitting a requirement for a tank enclosure, such may be the case for firehouses.

The oil separators need not be required for these existing facilities where gasoline was previously stored and dispensed since the diesel oil replacement for gasoline is less hazardous and since under the "Old" Code they were not required unless there was storage of five or more motor vehicles.

  
Jeremiah T. Walsh, P.E.  
Commissioner

The City of New York  
HOUSING AND DEVELOPMENT ADMINISTRATION  
Department of Buildings

DEPARTMENTAL MEMORANDUM

DATE: October 31, 1972

TO: Borough Superintendents

FROM: Thomas V. Burke, P.E., Director of Operations

SUBJECT: Form 15 "Oil Burning Equipment Applications"  
Department Memorandum Dated April 18, 1972  
Revised June 7, 1972

This memorandum will serve to interpret "encasing an oil tank underground" as stated in item number 6 of the above referenced memorandum.

The entire item number 6 reads as follows:


"6. Any related construction work that involves structural work, such as a new or rebuilt chimney, encasing an oil tank underground, installation of structural steel or reinforced concrete shall be filed on a Building Notice or Alteration application by a registered architect or a licensed professional engineer."

"Encasing an oil tank underground" refers to buried tanks with earth backfill and is permitted to be filed for on Form 15 with no additional filing.

Where an oil tank installation involves concrete or structural steel (such as tanks on piles or tanks in buried concrete vaults) the structural portion shall be filed separately, with the tank only filed for on Form 15.

TVB/PEO/sl

cc: Executive staff  
BCAC  
Industry

  
Thomas V. Burke, P.E.  
Director of Operations

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The City of New York  
HOUSING AND DEVELOPMENT ADMINISTRATION  
Department of Buildings

DEPARTMENTAL MEMORANDUM

(Revision #1: June 7, 1972  
DATE: (APRIL 18, 1972

TO: Borough Superintendents

FROM: Thomas V. Burke, P.E., Director of Operations

SUBJECT: New Form 15 "Oil Burning Equipment Applications" and Form 16  
"Application for Certificate of Approval for Oil Burning  
Installation" Section C26-108.3 Sub-Art. 1416.0 Administrative Code

1. This memorandum supersedes Directive #21 of 1959, and other memorandums and directives specifically relating to Form 15 "Oil Burning Equipment", Form 15A "Minor Oil Burning Equipment" and Form 15B "Replacement of Oil Burning Equipment".
2. Effective September 5, 1972, the new Form 15 (Revised 6/7/72) entitled "Oil Burning Equipment Application" is to be used for all oil burning equipment connected with the heating of a building. This application is to be used for any original installation, replacement or alteration.
3. The new Form 16 shall be issued by the plan desk after the effective date noted in paragraph 2 above. The new form shall be used as an Equipment Use Permit in the same manner as the old form and in accordance with item 3 of Directive #16 of 1971. Certificate of Boiler Inspection, Form 276, shall continue in use as set forth in previously dated directives.
4. In accordance with section C26-108.3 of the Administrative Code, applications for permits to install service equipment shall be filed by an architect or engineer. Where exemptions from plan requirements are noted in section C26-116.4 the application may be filed by licensed oil burner equipment installers.
5. Related construction work in connection with the installation of oil burning equipment consisting of boiler room enclosure, enclosure of fuel oil tanks, relining existing chimney, or the construction of the required ventilation for a boiler room may be filed on the new form with appropriate plans.
6. Any related construction work that involves structural work, such as a new or rebuilt chimney, encasing an oil tank underground, installation of structural steel or reinforced concrete shall be filed on a Building Notice or Alteration application by a registered architect or a licensed professional engineer.

TVB/WMS/sl  
cc: Executive Staff  
BCAC - Industry

*Thomas V. Burke*  
Thomas V. Burke, P.E.  
Director of Operations

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DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner  
312-8100

MEMORANDUM

TO: GEORGE SAKONA, P.E.  
BOROUGH SUPERINTENDENT

FROM: GEORGE E. BERGER, P.E. *geb*  
ACTING DEPUTY COMMISSIONER

DATE: DECEMBER 20, 1989

SUBJECT: TYPE B GAS VENTS FOR MULTI-STORY INSTALLATIONS

The applicant, Lawrence Stamp, installed ceiling mounted gas fired space heaters for multi-level storage warehouse located at 444 East 10th Street under B.N. #221/89.

On October 27, 1989 an inspection was made to test gas connections. The gas test was approved with the objection stating that flue pipe connected to common flue is not allowed.

The applicant has requested this office to reconsider the above objection which was denied by the borough superintendent.

Section 27-884 allows the gas fired equipment to vent through multi-story type B gas vents. MEA 5-70-E Vol. II gas fired equipment are installed with Board of Standards and Appeals approved gas vent and flue pipe (Cal. #538-48-SM).

Therefore, the said objection is hereby reconsidered provided above installation meets the stated requirements.

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

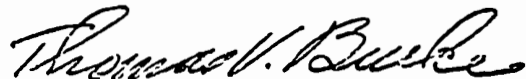
DEPARTMENTAL MEMORANDUM

DATE: February 19, 1971

TO: Borough Superintendents  
FROM: Thomas V. Burke, Director of Operations  
SUBJECT: Plenum Walls

This is to confirm my previously issued verbal instructions on the above subject. Walls, partitions and other enclosures of plenum chambers or shafts, subject to air pressure differentials, shall be designed to withstand the maximum pressure that may be developed under any conditions.

Examiners are to require that such maximum pressures shall be indicated on the plans and shall check for structural compliance.

  
Thomas V. Burke  
Director of Operations

cc: Com. J. Ferro  
Dep. Com. J. Stein  
Asst. Com. F. Padavan  
Executive Staff

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DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner  
312-8100

M E M O R A N D U M

TO: Borough Superintendents & Executive Staff

FROM: Irving Polsky, P.E., Executive Engineer

DATE: May 22, 1987

SUBJECT: Section 3-2.10.1 of Reference Standard RS 13-3,  
Fire Protection for Ducts from Commercial Kitchen  
Range Hoods.

---

Section 3-2.10.1 of the modification of NFPA 96-84, as revised by Calendar Nos. 695-84-BCR and 814-85-BCR, states:

"3-2.10.1 A minimum insulation covering of two inches of magnesium or calcium silicate block, attached with galvanized steel wire or construction equivalent in insulating and fire resistance qualities, shall be applied to all ducts inside of the building."

This is interpreted to limit fire protection for metal ducts from commercial kitchen range hoods to magnesium or calcium silicate block.

Please inform your personnel to verify the foregoing on applications containing kitchen plans.

*Irving Polsky, P.E.*

Irving Polsky, P.E.,  
Executive Engineer

*Marvin Hassman, P.E.*

Marvin Hassman, P.E.  
Director, Materials and  
Equipment Division

Concurred:

IP/gt  
cc: Fire Dept.  
Industry



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner

Issuance #62

GEORGE E. BERGER, P.E.  
Assistant Commissioner  
Building Construction

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TECHNICAL  
POLICY AND PROCEDURE NOTICE # 9 /87

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TO: BOROUGH SUPERINTENDENTS

FROM: George E. Berger, P.E. *GEB*  
Assistant Commissioner

SUBJECT: Smoke Control - Corridors of Hospitals  
27-777.01 (a) (2)

DATE: December 10, 1987

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Enclosed or unenclosed passageways serving patient rooms in a hospital where doors from such rooms are not required to be closed, shall not be considered as corridors for the purpose of required separation of ventilation systems as per Section 27-777.01 (a) (2).

GEB:NTP:lg  
cc: Executive Staff  
Industry  
Fire Department

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: March 2, 1972

TO: Borough Superintendents

FROM: Director of Operations, T. V. Burke

SUBJECT: Mechanical Demolition - Directive #3 of 1971  
"Accelerated Demolition Program"

- 
1. Directive No. 3 of 1971 requires the filing of Form 117B "Information - Mechanical Demolition of Building" in each unsafe building case being authorized for demolition pursuant to precept and in each case being certified to the Board of Health for declaration as a public hazard.
  2. The use of Form 117B (Revised) shall continue. In those cases where it is deemed that mechanical demolition would not be safe, questions #1 and #2 must be answered. In cases where it is deemed that the structure can be safely taken down by mechanical means, all pertinent questions shall be answered.
  3. In view of the fact that conditions in unsafe buildings may change from day to day because of vandalism, fire or advanced deterioration, no further information regarding mechanical demolition shall be disseminated until after a demolition permit is issued. Only in this manner can we avoid charges of favoritism or unequal treatment when bids are filed based on information furnished by this department and such information may or may not be the same for a given structure depending on the date the information was supplied.
  4. If a written request for use of mechanical demolition pursuant to Section C26-1905.4 (d) is made subsequent to the issuance of a demolition permit, such request shall be processed after inspection by the Borough Chief Engineer-Construction or Chief Construction Inspector who shall submit a report to the Borough Superintendent.

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Permits when granted to use mechanical means of demolition, shall spell out all conditions and restrictions and shall delineate the safety zone.

5. Directive No. 44 of 1957 "Use of Mechanical Method of Demolition" shall be used as a guide in the issuance of such permits.



---

Thomas V. Burke  
Director of Operations

TVB:JL:rmr

cc: Executive Staff  
Chief Engrs-Construction  
Chief Construction Inspectors  
Unsafe Building Coordinators  
Director of Demolition, S.B. Faller  
Attachment - B-Form #117B (Revised)

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DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner

Issuance #61

GEORGE E. BERGER, P.E.  
Assistant Commissioner  
Building Construction

TECHNICAL  
POLICY AND PROCEDURE NOTICE #8/87

TO: BOROUGH SUPERINTENDENTS

FROM: George E. Berger, P.E. *GEB*  
Assistant Commissioner

SUBJECT: Ventilation in Existing J-1 Buildings  
Section 27-777.02

DATE: DECEMBER 10, 1987

As per Section 27-777.02(a), when an undercut door or a space above a ceiling in a corridor is being used to furnish direct ventilation to a sleeping room or suite, such use shall be discontinued unless continued use is permitted by the Commissioner.

Reconsideration for the continued use of corridor spaces as a plenum may be permitted provided that either a combined heat and smoke damper or independent heat and smoke dampers shall be installed at all penetrations of construction required to have a fire resistance rating and smoke detecting devices shall be installed in accordance with the requirements of Section 27-981. Activation of any two(2) detectors on a floor shall cause closure of all dampers at that floor and shut-off of ventilation service to that floor.

As per Section 27-777.02(b), a manual smoke purge system in the corridor shall be provided through the mechanical ventilation or exhaust (other than the toilet exhaust) system presently existing in the building. If there is no natural ventilation in the corridor and no such mechanical system existing, manual smoke purge is not required.

GEB:NTP:lg

cc: Joseph DeMeo, Fire Department  
John J. Hodgens, Fire Department  
Executive Staff

Industry



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
80 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner

GEORGE E. BERGER, P.E.  
Assistant Commissioner  
Building Construction

July 3, 1989

Mr. Lawrence Reider  
Associate Partner  
Cosentini Associates  
Two Pennsylvania Plaza  
New York, New York 10121.

Re: Emergency Generator Storage Tank  
Your letter dated June 20, 1989

Dear Mr. Reider:

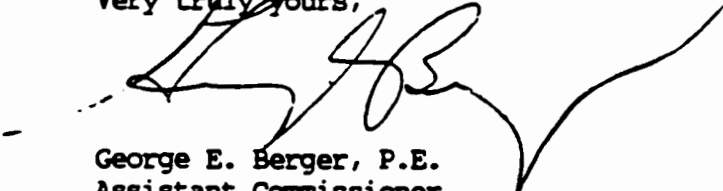
Your letter to the Executive Engineer Irving Polsky, P.E. has been referred to this office for review and reply.

Section 6.1 of the Rules and Regulations Relating to Emergency Power Systems requires a fuel supply sufficient for a period of at least six (6) hours, while Section 3.3 makes the installation of the fuel tank subject to the provisions of Article 17, sub-chapter 14.

Because the emergency generator is not being fed continuously and the storage tank is of a small capacity, the Department of Buildings is not objecting to the fuel tank being located on the roof and hand-filled using small containers.

However, the construction, installation and maintenance of the tank shall otherwise comply with all the requirements of the Code.

Very truly yours,



George E. Berger, P.E.  
Assistant Commissioner

GEB:RD:rmm

cc: Executive Engineer, Irving Polsky, P.E. ✓



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, N.Y. 10013

RUDOLPH J. RINALDI, Commissioner

GEORGE C. SAKONA, P.E.  
Deputy Commissioner  
Technical Affairs  
(212) 312-8120

October 4, 1990

Mr. Brian Woodward  
Rolf Jensen & Associates, Inc.  
Park 80 West, Plaza II  
Saddle Brook, New Jersey 07662

Re: Gravity Venting for Atriums & Malls

Dear Mr. Woodward:

Your letter dated May 22, 1990 to Commissioner Rinaldi has been forwarded to my office for review and response.

1. Gravity vents are required as a back system if mechanical systems fails. The gravity vents should be doing the same functions that are required of mechanical venting systems. Therefore, the gravity vents should be designed and sized based on volume and height of the Atrium/Mall
2. The purpose of gravity vents are to provide a back-up system for venting should a mechanical system fail. Therefore, your request to install a second mechanical venting system in lieu of gravity vents is hereby denied. However, on a case by case basis for a particular building this arrangement may be considered.

Very truly yours,

George C. Sakona, P.E.  
Deputy Commissioner

GCS:NIP:rmr

cc: Commissioner R. J. Rinaldi, R.A.  
Executive Engineer I. Polsky, P.E.  
Borough Commissioners/Superintendents  
Executive Assistant M. Kirk - 017713 - 5/25/90  
Chief John J. Toohey, Bureau of Fire Prevention