




DEPARTMENT OF BUILDINGS
EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, N.Y. 10013
JOEL A. MIELE, SR., P.E., Commissioner

SATISH K. BABBAR, R.A.
Assistant Commissioner
Technical Affairs
(212) 312-8324

ISSUANCE #495

TECHNICAL
POLICY AND PROCEDURE NOTICE # 3/96

TO: Distribution

FROM: Satish K. Babbar, R.A., Assistant Commissioner 

DATE: February 9, 1996

SUBJECT: Local Law 10/80 - Building Facade Inspection Requirement Clarification

EFFECTIVE: All reports filed after February 25, 1996.

BACKGROUND: Administrative Code Section 27-129, enacted by Local Law 10 of 1980 was promulgated to maintain exterior building walls and appurtenances in a safe condition to protect people from the possibility of falling building components. An examination of the exterior walls is required to ensure such safety before any potentially dangerous conditions develop. Building Rules of the Department of Buildings under Chapter 32, Section 32-03, Periodic Inspection of Exterior Walls and Appurtenances of Buildings elaborates on the requirements of Local Law 10/80.

PURPOSE: To ensure a uniform interpretation as to which walls are subject to, or, are exempt from critical examination, for the safety of people around them.

SPECIFICS: As incorporated in the Building Code, Rule 32-03 (b)(1)(i) requires a critical examination of all buildings greater than six stories in height. **Some of the exceptions** are noted below:

- (A) Exterior walls set back more than twenty-five feet from the street line (i.e., building line) and/or any paved walkways, plazas, or play areas routinely used by the public.
- (B) Walls above the sixth story that are set back more than twenty-five feet from the wall below, unless the set back has an access door from the occupied space.
- (C) Exterior walls more than twenty-five feet on either side of a paved walkway at right angles to a building's walls that are used either for occupant or service portion egress.

For purposes of this local law:

1. **Public or occupants** noted in these exceptions shall be any person, including the public, residents, visitors, employees, maintenance personnel, etc. Therefore, subject building walls within 25'-0" of any walkways, plazas, play areas, egress paths, terraces, accessible roofs, etc., **including such areas on adjacent properties**, shall be subject to critical examination and report.

The report shall include a site diagram indicating such public spaces around the building within 25'-0", **irrespective of its property lines**. The walls subject to inspection shall be highlighted and co-related to the report description.

2. **The number of stories** for a wall requiring critical examination shall be counted from the adjacent grade level. Thus, one or more building walls of a legal six story building may be greater than six stories and therefore, shall be subject to inspection.