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TECHNICAL  
POLICY AND PROCEDURE NOTICE #5/99

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TO: Distribution  
FROM: Richard C. Visconti, R.A. *RV*  
DATE: February 19, 1999  
SUBJECT: LOCAL LAW #11/98 –  
BUILDING FAÇADE INSPECTION REQUIREMENT

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- EFFECTIVE:** For façade inspection reports filed on or after February 21, 1999.
- REFERENCE:** Administrative Code Section 27-129 as amended by Local Law 11/98.
- PURPOSE:** To ensure a uniform interpretation as to which exterior building walls are exempt from, or subject to critical examination in the interest of the safety of persons in the vicinity of such walls.
- SUPERCEDES:** TPPN# 3/96.
- SPECIFICS:**

**Definition:** **STORY** – A story is any floor level having at least one-half of its floor to ceiling height above the lowest grade level adjacent to any one of its exterior walls.

For purposes of this definition, mezzanines shall not count as stories.

The lowest level of any open area adjacent to the building shall not be used to determine story height provided such open area is no larger than necessary to provide natural light and/or ventilation to windows, and/or access to service entrances, and is used solely for these purposes, e.g., an areaway.

**Requirements:** Regardless of building height as indicated on the Certificate of Occupancy, or, if no Certificate of Occupancy is available, building height as measured from curb level, a critical examination shall be conducted at least once every five years of all parts of, and any appurtenances to, all exterior walls of the building whose height is greater than six stories above the lowest grade level adjacent to such wall.

**Exemptions:** The above requirement shall not apply to:

- 1) Those parts of any exterior wall which are less than twelve inches from the exterior wall of an adjacent building.
- 2) Exterior walls facing any open space having an area of less than 900 square feet (83.6 m<sup>2</sup>) and which is bounded by exterior walls or by exterior walls and interior lot lines.