

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: February 18, 1982

TO: Borough Superintendents
FROM: Irwin Fruchtman, P.E., Commissioner
SUBJECT: Accessory Bathroom and Kitchen Facilities
in Connection with Commercial Uses

In order to establish uniform guidelines as to what accessory bathroom and kitchen facilities are permissible in connection with commercial uses, the following shall be used as a guide hereafter by all plan examiners. The scope of the following guidelines relate to existing buildings located in districts as set forth in Article 1, Chapter five of the Zoning Resolution designated as manufacturing; C7, C8; districts in the preserved space in C6-2M, C6-4M, M1-5M, and M1-6M districts; M1-5A and M1-5B districts; and the LMM Special District.

1. Facilities adjacent to and off of public hallways:
 - A. Public bathrooms are permitted with multiple of sinks, toilets and urinals.
 - B. Bathtubs and showers are not permitted either within a public bathroom or separately off of a public hallway.
 - C. A Janitor's closet with a sink is permitted.
2. Facilities within individually - tenanted units:
 - A. New stacks are permitted only in connection with new bathroom and kitchen facilities. Stacks for future use are not allowed.
 - B. Bathrooms with two fixtures (a toilet and a sink) are permitted.
 - C. Bathtubs and showers are not permitted.
 - D. One more additional sink outside the bathroom may be permitted within the unit, e.g., a sink in connection with a darkroom or kitchen area.


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- E. Approval of bathrooms with more than 2 fixtures, multiple of 2 fixtures within a bathroom and more than one additional sink outside of the bathroom require the approval of the Commissioner of Buildings. A copy of the request by the applicant must be sent by him to the Mayor's Office of Loft Enforcement for information purposes.
- F. Stoves with burners and ovens/broilers are not permitted. Countertop heating units are permitted.
- G. Commercial units with bathrooms indicating a sink, toilet, and shower/bathtub in conjunction with another sink in the unit are to receive an objection stating that the design and arrangement indicates accessory use as living or sleeping accommodations, which is not allowed in accordance with §12-102R.


Irwin Fruchtman, P.E.
Commissioner

IF:IEM:as

cc: Dep. Comm. I.E. Minkin
Asst. Comm. C.F. Dennis
Asst. Comm. J. Grill
Exec. Engr. I.F. Polsky
Exec. Staff

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