



ISSUANCE # 427

DEPARTMENT OF BUILDINGS

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

STEWART D. O'BRIEN, Acting Commissioner

Richard C. Visconti, R.A.
Deputy Commissioner
Technical Affairs
(212) 312-8120
FAX: (212) 312-8088

TECHNICAL
POLICY & PROCEDURE NOTICE # 13/93

TO: Distribution

FROM: Richard C. Visconti, R.A., A.I.A.
Deputy Commissioner

DATE: November 16, 1993

SUBJECT: Accessory Day Care Centers & Day Nurseries

PURPOSE: To permit day care centers and day nursery facilities to be established as accessory uses at the work place and within multiple dwellings.

REFERENCE: Zoning Resolution Section 12-10 definition of accessory uses and Department of Buildings Directive 2/76.

EFFECTIVE: Immediately

SUPERCEDES: Technical Policy & Procedure Notice # 12/93 dated September 24, 1993.

SPECIFICS: Day care and day nursery facilities are customarily found in close proximity to parents work places. Those facilities which are not for profit may be considered as accessory uses within commercial or manufacturing buildings. Not for profit day care centers and day nurseries can also be considered as accessory uses in multiple dwellings when they serve the occupants of the building.

In the event that the primary commercial or manufacturing use is terminated, the accessory day care center or day nursery facility shall likewise be terminated.

All of these facilities shall comply with the Building, Health and Fire Prevention Codes of the City of New York and the Department of Buildings ("Department") Directive 2/76.

As part of any application filed with the Department of Buildings, affidavits attesting to the fact that the use of the facility will be limited to occupants or employees of the building shall be filed. Such affidavits shall be in a form acceptable to the Department.

/ap