

DEPARTMENT OF BUILDINGS

Intradepartmental Memorandum

DIRECTIVE #18

TO: Borough Superintendents

DATE: March 23, 1956

FROM: Comm'r. B.J. Gillroy

SUBJECT: Demolition of Party
Wall Fire Escape - One
Building Remaining Occupied
Section C26-538.0b (9.4.3.2)

This will supersede my memorandum of April 15, 1948 which is not sufficient in detail.

Immediately after this department determines that a building with a party wall fire escape is unsafe and should be demolished the owner of an adjoining building served also by such fire escape shall be notified that a fire escape (if required by law) shall be erected on his building solely to replace the party wall fire escape immediately after the party wall fire escape is removed.

If demolition is under a precept this department shall effect such demolition of the unsafe and dangerous structure as the precept directs regardless of the absence of a replacement of the party wall fire escape.

If a demolition of a sound building is to be voluntary the department will withhold approval of a "Demolition Notice" until the owner has committed himself to promptly erect a fire escape on the adjoining building to be deprived of a required fire escape. If the owner of the said adjoining building refuses to permit the erection by the owner of the building to be demolished of a replacement fire escape on his building, the "Demolition Notice" will be approved notwithstanding. Immediately after the party wall balcony fire escape is removed a violation shall be recorded against the owner of the said adjoining premises and the violation order shall be diligently prosecuted immediately. If a serious hazard exists at such time the case shall be brought to the attention of the Commissioner or a Deputy Commissioner for a decision as to whether to vacate the building.

When in doubt consult!


C O M M I S S I O N E R

BJG:nb

A-1