

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: June 15, 1982

TO: Borough Superintendents
FROM: Irving E. Minkin, P.E., Acting Commissioner
SUBJECT: Subgrade Spaces in Multiple Dwellings

The Fire Department has brought to our attention the fact that alterations or conversions of multiple dwellings are being approved without sprinklers being specified by the applicant for subcurb spaces, based on the applicant's utilization of prior laws, authorized by Section C26-103.6 of the Administrative Code.

However, the latter section states the following:

"C26-103.6 - Alterations to multiple dwelling and conversions to multiple dwellings. - At the option of the owner, regardless of the cost of the alteration or conversion, an alteration may be made to a multiple dwelling or a building may be converted to a multiple dwelling in accordance with all requirements of this code or in accordance with all applicable laws in existence prior to December 6, 1968, provided the general safety and public welfare are not thereby endangered."

Accordingly, all subcurb spaces shall be required to comply with the provisions of Section C26-1703.1(1) regardless of the election of the applicant in regard to the applicable laws governing the scope of the alteration or conversion.


Irving E. Minkin, P.E.
Acting Commissioner

IEM:rnr

cc: Commissioner I. Fruchtman, P.E.
Deputy Commissioner, B.F. Parascandola
Ass't. Commissioner, C.F. Dennis, P.E.
Executive Staff
B.I.A.C.
Professional Societies

NYC Fire Department
Fire Commissioner, Charles J. Hynes
Chief in Charge, Joseph Hess, Fire Prevention
Deputy Chief Johnston

186C