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file

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Issuance #331

TECHNICAL POLICY AND PROCEDURE NOTICE #1/92

TO: BOROUGH COMMISSIONERS/SUPERINTENDENTS
FROM: George C. Sakona, P.E.
Deputy Commissioner
DATE: January 7, 1992
SUBJECT: LOCAL LAW 58/87 - CLARIFICATIONS

The following items have been reviewed and found acceptable by the Local Law 58/87 Task Force for Barrier Free Design. The intent of this Policy and Procedure Notice is to clarify recurring issues and to assist the Design Community by providing alternatives to the standard design while still complying with the law.

1. Accessibility - Primary Entrances (s)
Section 27-292.5 (a)
2. Kitchen Counter
RS 4-6, Section 4.32.5
3. Stall Showers
Prototype for Secondary Bathrooms
4. Laundry Facilities
Section 27-292.5 (c)
5. Windows - Opening/Closing Force Requirement
RS 4-6, Section 4.12.2
6. Storage Room Access
Section 27-292.5 (h)
7. Loft Dwellings
Article 7C, Section 284, MDL

1. Accessibility - Primary Entrances
Section 27-292.5 (a)

This Section shall be interpreted to mean that all primary entrances shall be accessible except where otherwise stated.

2. Kitchen Counters
RS 4-6, Section 4.32.5

Section 4.32.5 - **KITCHENS** of the Building Code Reference Standard RS 4-6 requires that counters shall be adjustable or replaceable as a unit at variable heights between 28 inches and 36 inches (710 mm and 915 mm), measured from the floor to the top of the counter surface, or shall be mounted at a fixed height no greater than 34 inches (365 mm), measured from the floor to the top of the counter surface.

In order to avoid a resulting seam in the adjustable or replaceable countertop, the countertop may be installed as a single intact unit. The required adaptable segment may be cut at the site, refinished when necessary, and set to the correct height when converting the kitchen to a usable unit.

The removable base cabinets shall be independently constructed. The cabinets adjacent to the removable cabinets that may be subsequently exposed by the removal of these base cabinets shall have prefinished exterior surfaces. Unfinished countertop surfaces resulting from the conversion to a usable unit shall be refinished as needed.

3. Stall Showers
Prototype for Secondary Bathrooms

The attached sketches of a prototype Bathroom with a stall shower are acceptable as-of-right in secondary bathrooms of multiple dwellings.

4. Laundry Facilities
Section 27-292.5 (c)

In alterations to non-transient multiple dwellings without elevators where laundry facilities are not located on an accessible route, the interior accessible route to such facilities may be waived if equivalent laundry facilities are provided on an interior accessible route or within the dwelling unit.

5. Windows - Opening/Closing Force Requirement
RS 4-6, Section 4.12.2

In Technical Policy and Procedure Notice #9/88 the Commissioner waived the maximum window opening/closing force requirement of Section 4.12.2, RS 4-6 for all Alterations filed prior to January 1, 1990. That waiver is hereby extended to June 1, 1992.

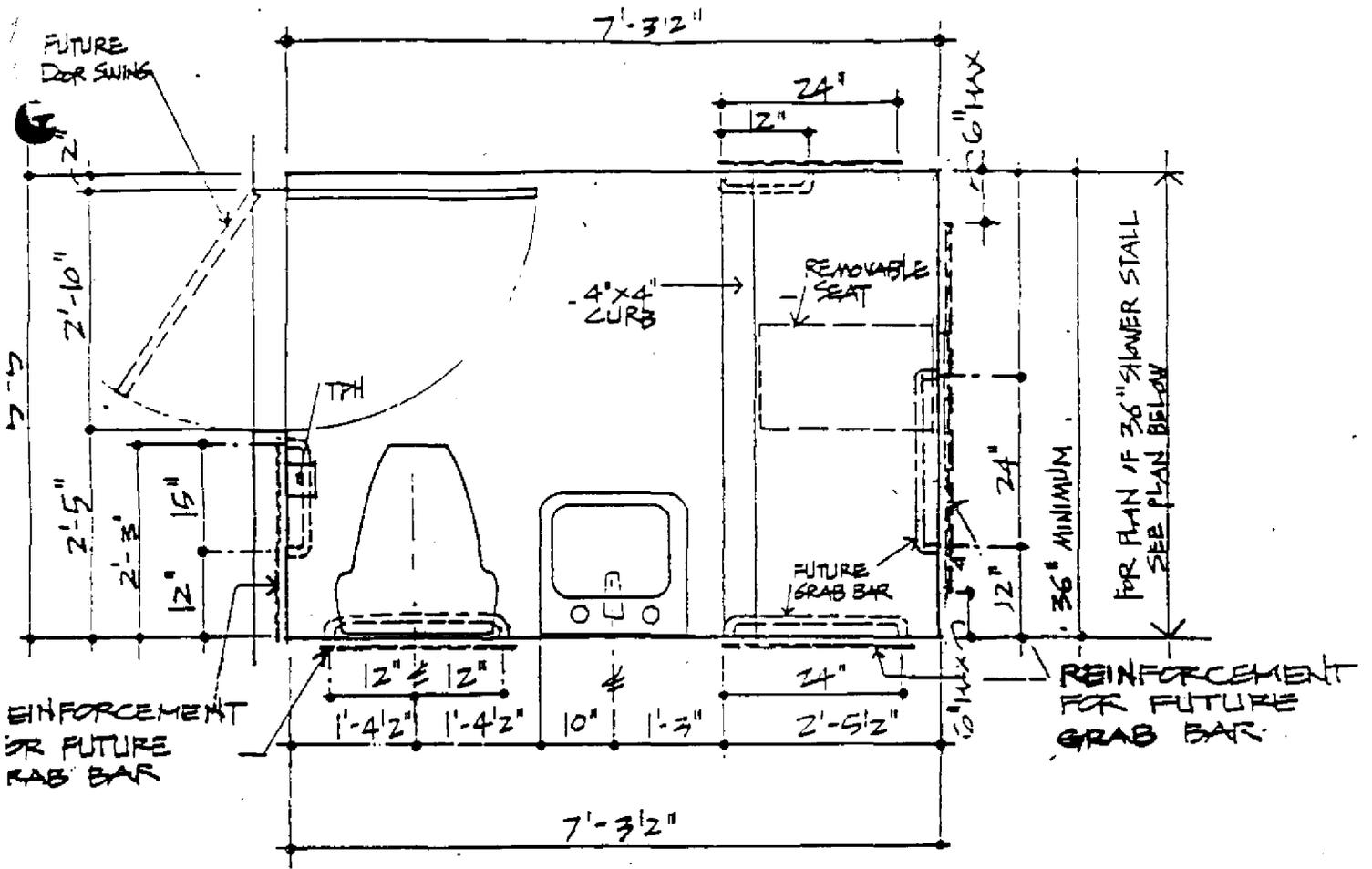
6. Storage Room Access
Section 27-292.5 (h)

This Section shall be applicable to parts of buildings that are used for the storage of goods or merchandise. Spaces in buildings used for such storage are not required to be accessible.

7. LOFT DWELLINGS
Article 7C, Section 284, MDL

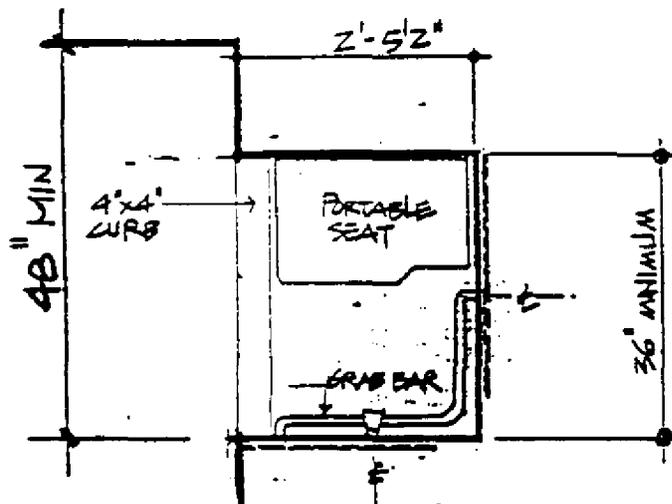
Article 7C, Section 284, of the Multiple Dwelling Law mandates owners of interim multiple dwellings to take all reasonable and necessary action to legalize the conversion of their units to residential use.

Any owner seeking to legalize their dwelling pursuant to Article 7C need not comply with accessibility requirements (LL58/87) for work completed prior to September 1, 1987, the effective date of this local law. The completion of work prior to September 1, 1987 must be documented to the Department. Any change made subsequent to said date must comply with applicable accessibility requirements.



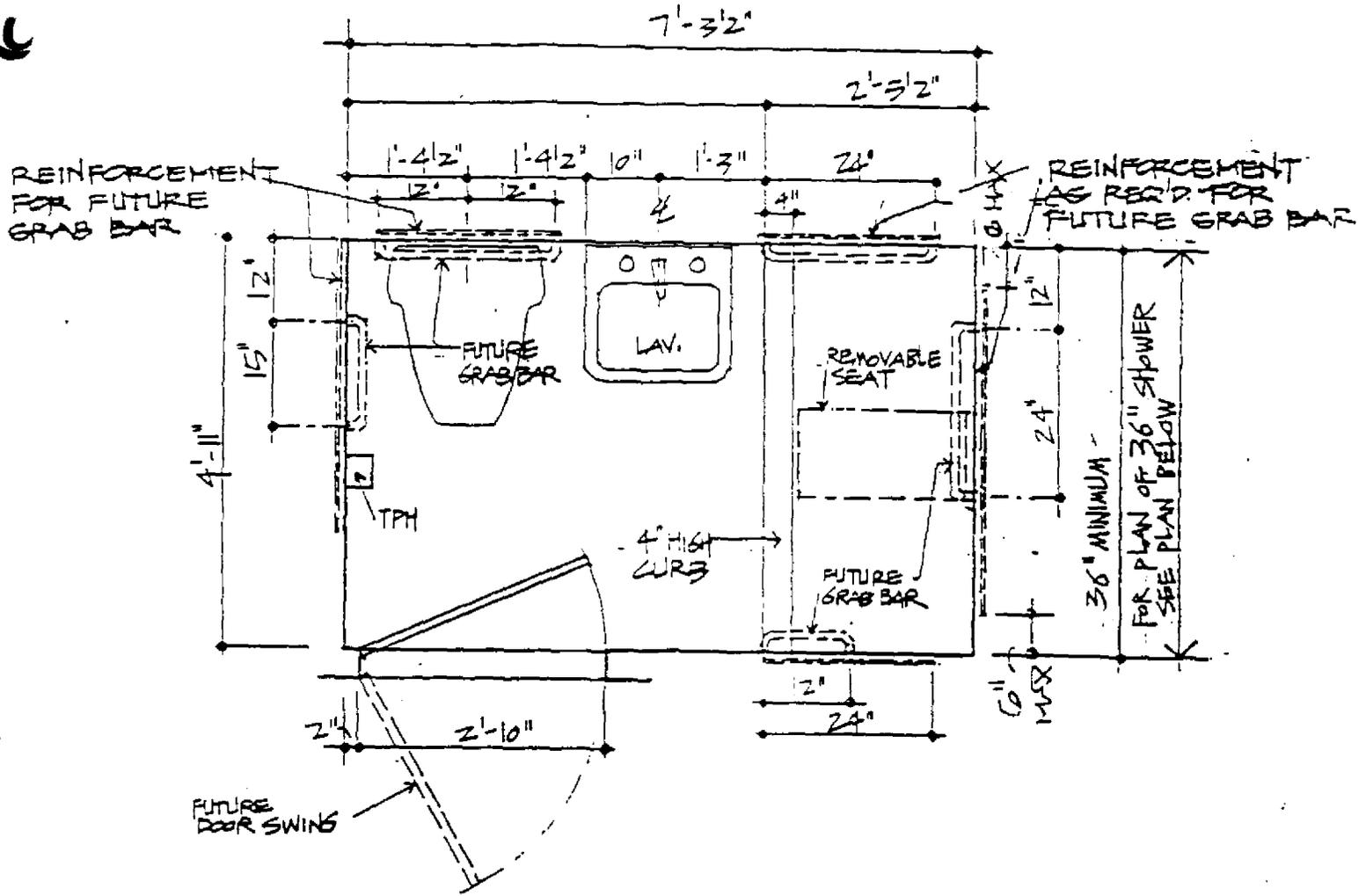
PLAN: BATHROOM WITH SHOWER STALL (SECONDARY BATHROOMS ONLY)

SCALE: 1/2" = 1'-0"



PLAN: 36" SHOWER STALL

SCALE: 1/2" = 1'-0"



PLAN: BATHROOM WITH CORNER STALL

SCALE: 1/2" = 1'-0"

