



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr. R.A., Commissioner

ISSUANCE #141

GEORGE E. BERGER, P.E.
Assistant Commissioner
Building Construction

TECHNICAL
POLICY AND PROCEDURE NOTICE NO. 22 /88

TO: BOROUGH SUPERINTENDENTS

FROM: George E. Berger, P.E.
Assistant Commissioner *GEB*

DATE: November 7, 1988

SUBJECT: LOCAL LAW #58/87 - BATHROOMS WITH MORE THAN 3 FIXTURES

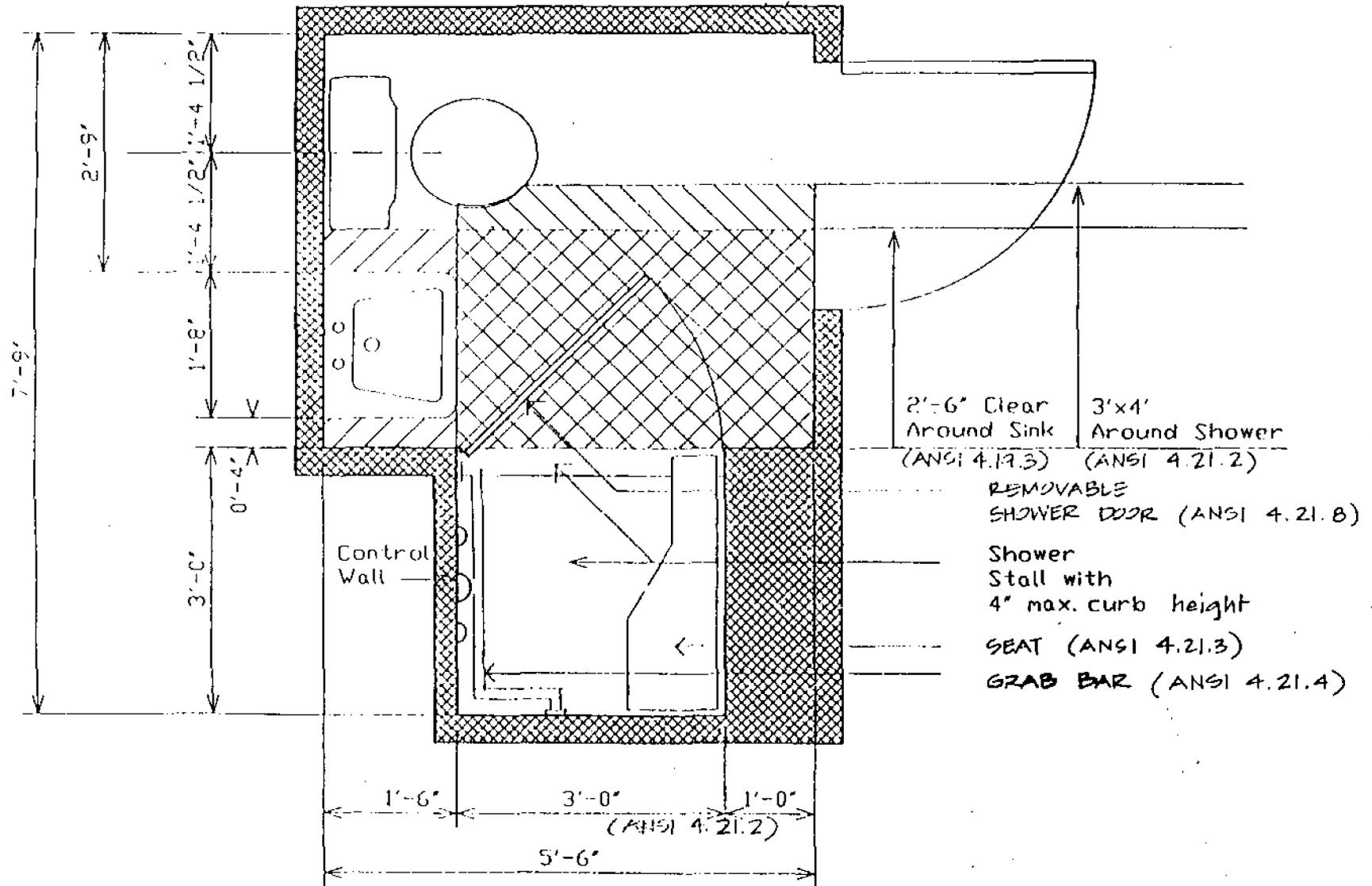
In accordance with the New York State Housing Maintenance Code, Title D, Article 31 (Sanitary Facilities), every dwelling unit must be provided with three (3) basic fixtures: a water-closet, a washbasin and a bath or shower.

When in an adaptable bathroom complying with Section 27-292.8(c) or a usable bathroom complying with Section 27-292.9(c) more than three (3) fixtures are provided, complete accessibility to and usability of the 3 basic required fixtures and their accessories is required for people having physical disabilities. The additional fixture (or fixtures) may not be fully accessible and usable by all people having physical disabilities under the following conditions:

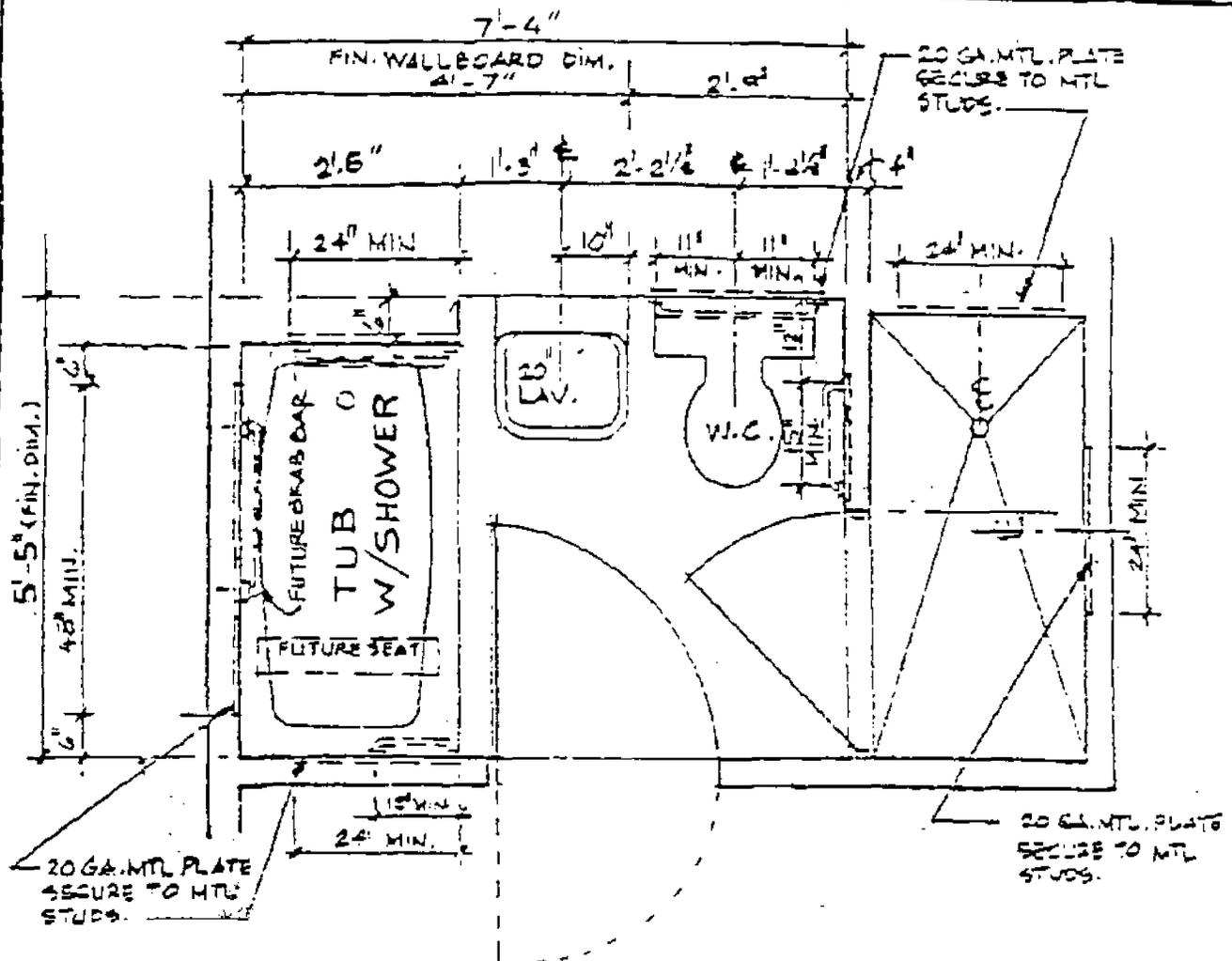
1. The 3 basic required fixtures comprise of a water-closet, a wash-basin and a tub-shower combination in an area of 5'-5" by 7'-4" minimum finished dimensions, and
2. Any additional fixture is provided with reinforcements for the installation of grabbars, and if a door is provided it shall be of a size as close to the required 2'-8" clear as possible, and with all other possible accessories which can make such fixture usable by the largest number of people having physical disabilities.

The Task Force for The Handicapped has determined that the annexed prototypes comply with the standards of Local Law 58/87 and shall be accepted as of right.

Distribution List attached
GEB:RD:rmr



36" X 36" ADAPTABLE SHOWER STALL



MINIMUM BATHROOM REQ'D W/ADDITIONAL SHOWER

SCALE: 1/8" = 1'-0"