

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: December 14, 1977

TO: The Borough Superintendents
FROM: Jeremiah T. Walsh, Commissioner
SUBJECT: Mechanical Ventilation for Interior Bathrooms and Cooking Spaces

This memorandum, while issued primarily to forestall vandalism to roof-mounted exhaust fans on buildings subject to rehabilitation, is applicable to all multiple dwellings with mechanical ventilation for interior bathrooms and cooking spaces to conserve energy.

The Superintendents, pending legislative enactment may allow usage at variance from Multiple Dwelling Law Sections 33, subdivision 3c, Section 76, subdivision 1j, and Housing and Maintenance Code Sections D26-31.05 subdivision a (3) and Section D26-32.03 subdivision b in regard to the above and to provide individual fans at interior bathrooms and kitchenettes connected to a light switch and equipped with a damper to prevent backflow of air and odors. This will be in addition to required fire protection.

Individual exhaust fans shall have at least a 50% greater capacity than that required. (For example: Cooking spaces: 2 cfm 's.f. x 59 max. sq. ft. x 150% = 180 c.f.m.)

Such exhaust fans must operate off the light switch, however a time delay switch or an override switch, while desirable, shall not be mandatory.

There shall be a back draft damper at the discharge of each fan to act as a positive seal to prevent odor penetration from entering adjacent or neighboring areas.

Back draft dampers are to be held in a closed position when fans are not in operation. They may be by a mechanical or/and spring load action which pushes a flap or lid against its frame when the exhaust fan is inoperative.

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A fusible link fire damper shall be provided at the vertical shaft where the duct branches to reach the ventilation spaces and the registers and fan. Except at bathroom exhaust connections a NFPA 90-A approved boot connection may be substituted in place of the required fire damper.


Jeremiah T. Walsh, P.E.
Commissioner

JTW:IP:br

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