

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: August 23, 1982

TO: Borough Superintendents Sakona, Olin & Berger  
FROM: Commissioner Irwin Fruchtman, P.E.  
SUBJECT: Interim Multiple Dwellings

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On June 21, 1982, Governor Carey signed into law an amendment to the Multiple Dwelling Law by adding thereto a new Article 7-C, relating to legalization of Interim Multiple Dwellings. Said Article includes, among other items, provisions for the creation of a Loft Board, and authority for said board to register and regulate some aspects of said interim multiple dwellings.

Accordingly, the following procedures shall be followed with respect to applications for certificates of occupancy for residential buildings pursuant to approved Alteration Applications, until further notice .

1. Lists shall be forwarded periodically, of the address, block and lot, and Alteration application number of applications for either a temporary or final C of O for such buildings to the Mayor's Office of Loft Enforcement pending appointment of all members to the Board, and it's commencement of operations, after which such lists shall be forwarded to the Loft Board.

2. The Loft Board will either notify this department that the interim multiple dwelling (s) has been registered; or, in the alternate, that Article 7-C of the Multiple Dwelling Law is in-applicable to such building (s).

3. Thereafter, the borough office of this department shall either:

- (a) Issue a temporary certificate of occupancy if such is requested for an applicable building; or,
- (b) Issue a final certificate of occupancy if such is requested for an applicable building, provided that in this case, the building has also registered with the Bureau of Code Enforcement of H.P.D.

4. The following applications for residential certificates of occupancy based on Alteration Applications shall be exempt from all of the foregoing:

- (a) One or two family dwellings.
- (b) Buildings having a prior permanent residential certificate of occupancy for all of the floors currently being altered.

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- (c) Buildings classified as having residential uses on all of the floors being altered in the records of the Bureau of Code Enforcement of H.P.D.
- (d) Buildings which have already registered as an Interim Multiple Dwelling with the Loft Board.

  
Irwin Fruchtman, P.E.  
Commissioner

IF:IEM:ap

cc: Deputy Commissioner Minkin  
Deputy Commissioner Parascandola  
Assistant Commissioner Dennis  
Director of Special Projects Kupfer  
Executive Engineer Polsky  
Carl Weisbrod, Midtown Enforcement  
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