



HOUSING AND DEVELOPMENT ADMINISTRATION
THOMAS APLEBY, Administrator

Department of Buildings
120 WALL STREET, NEW YORK, N.Y. 10005

JEREMIAH T. WALSH, P.E., Commissioner

June 23, 1977

Mr. Joel A. Miele, P.E.
Miele Associates
81-01 Furmanville Ave.,
at Dry Harbor Road
P.O. Box 427
Middle Village, N.Y. 11379

Dear Mr. Miele:

Model Home Sales

This is in response to your letter of May 24, 1977, relating to the appropriate zoning and filing procedures with respect to the construction of a model home intended for sales purposes only, for construction sites outside the city.

Such enterprises can be reasonably construed to fall within the category of business offices, provided the only personnel involved would be one or two sales representatives and one or two office employees, and thereby a use in Use Group 6.

Since the building, in order to portray the appearance at the construction site, would probably be of frame construction and thereby contrary to the Building Code at most sales sites, the following shall be required:

1. A Building Notice application should be filed and authorization given by the borough office for a limited period of time only, without issuance of a certificate of occupancy.
2. The occupancy limitation shall conform with the limitations noted above.
3. All partitions and floor and ceiling construction shall be required to have at least one-hour rating.

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4. There shall be no overnight use of the premises; and, the occupied sales office shall be located on the first floor only.

5. Such additional temporary fire protection as the Borough Superintendent deems appropriate shall be installed.

I trust the above information will be of assistance to you.

Very truly yours,



Jeremiah T. Walsh, P.E.
Commissioner

JTW/IEM/df

CC: Exec. Staff
Boro. Supts.

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