



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, NY 10013

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

December 17, 1986

CORNELIUS F. DENNIS, P.E.
Deputy Commissioner
312-8129

Mr. John DiMartino, P.E.
Assistant Commissioner
Bureau of Sewers
40 Worth Street
New York, New York 10013

Re: Building House Sewers
New and Replacement

Dear Commissioner DiMartino:

This letter is a follow up to our meeting of December 4th with representatives of the plumbing industry regarding new and replacement building house sewers connecting the sewer in the street to the building house drain.

As you know a new service to a new building is required by Section P102.4(b)(3) of reference standard RS 16 to be "a minimum of 8 in. size in the borough of Manhattan and 6 in. in the other boroughs, except.....one- and two-family dwellings." There is apparently a misunderstanding as to the applicability of this section to existing (old) buildings with existing sewer connections less than 8 in. or 6 in. in size.

Section C26-1605.1 of the N.Y.C. Administrative Building Code mandates that when a certain level of plumbing work is done in a building, the new work shall conform and the affected portions must be adequate for the added load. An existing sewer line less than 8 in. or 6 in. in size may remain if it is adequate for the total load. Section C26-103.2 and 103.3 would also permit the unaltered sewer line to remain if it can carry the load.

Section C26-103.1 of the N.Y.C. Administrative Building Code provides that when the cost of an alteration of a building other than a multiple dwelling over a specified time period exceeds 60% of the value of the building, the entire building

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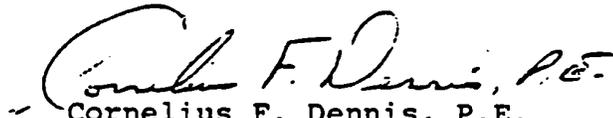
December 17, 1986

shall conform including minimum sewer line sizes of 8 in. or 6 in.

Routine maintenance or replacement of an existing sewer line less than 8 in. or 6 in. in size does not mandate that the sewer be increased in size. The existing smaller building house sewer may be replaced with the same size pipe.

I hope this letter clarifies a somewhat confusing problem. If it is desirable for new buildings or major alterations to have sewers of less than 8 in. or 6 in. in size, legislation for the City Council will have to be prepared and passed.

Sincerely,


Cornelius F. Dennis, P.E.
Deputy Commissioner

Enclosed: Copies of applicable laws.

cc: Charles M. Smith, Jr., Commissioner
Stewart O'Brien, Deputy Commissioner
George Berger, Assistant Commissioner
Joe White, Assistant Commissioner
Irving Polsky, Executive Engineer
Borough Superintendents
Chief Plumbing Inspectors
Andy Yosha, Vice-Chairman of Master Plumbing License Board
Stanley Gold
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