



DEPARTMENT OF BUILDINGS  
 EXECUTIVE OFFICES  
 60 HUDSON STREET, NEW YORK, N.Y. 10013  
 RUDOLPH J. RINALDI, COMMISSIONER

CAROLE S. SLATER  
 General Counsel & Director  
 Office of Legal Affairs  
 (212) 312-8130

February 20, 1991

Fredrick A. Becker, Esq.  
 122 East 42nd Street  
 Suite 2100  
 New York, New York 10168

Re: Permissible Projections Beyond Street Lines

Dear Mr. Becker:

This letter responds to your request for an interpretation of the provisions of Articles 8 and 9 of the Building Code relating to "General Projection Limitations" and "Permissible Projections Beyond Street Lines" and your specific concern about whether a curtain wall is equal to the term "veneer" for the purpose of Administrative Code ("A.C.") §27-313(a).

Pursuant to the Department's rules and regulations, a curtain wall is defined as an exterior wall, in skeleton frame construction which carries no roof or floor loads. In contrast, Reference Standard 11.1 of the Building Code defines a "veneer" as a single facing which is attached to a surface for the purpose of providing ornamentation, protection or insulation, but is not assumed to add to the strength of any wall. Accordingly, a curtain wall is not equal to a veneer for the purpose of A.C. §27-313(a).

Pursuant to A.C. §27-313 a veneer may be applied to an entire facade of a building, if such veneer does not project more than four inches beyond the street line. In addition, other fixed projections are permitted provided they do not exceed ten square feet within any one hundred square feet of wall area.

The fixed projections authorized by Article 9 of the Building Code (A.C. §27-313) are subject to the limitations of A.C. §§27-310 and 27-311. A.C. §27-310 provides that all projections permitted beyond the street line must be constructed so that they may be removed at any time without endangering the structural safety or fire safety of the building. A.C. §27-311 provides that any permission, expressed or implied, permitting the construction of projections beyond the street lines is revocable.

In order to determine whether the cladding of mullions would be acceptable, it would be necessary to submit proposed plans to the borough office. If we can be of further legal assistance to you, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read "Charles G. Sturcken", with a long horizontal flourish extending to the right.

Charles G. Sturcken  
Deputy General Counsel

CGS:fm