

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: March 19, 1974

TO: Borough Superintendents

FROM: Thomas V. Burke, P.E.
Director of Operations

SUBJECT: MEZZANINE, DUPLEX AND SPLIT-LEVEL APARTMENTS
Uniform Interpretation of Building Code Provisions
Sections - C26-201.0 (Definitions)
C26-1205.5 (Natural Ventilation)
C26-603.2 (Exits from Floors)

OBJECT:

To obtain uniform interpretation of Building Code provisions as they relate to exits and ventilations in duplex, mezzanine and split-level apartments in both combustible and noncombustible buildings.

APPLICABILITY:

This memorandum is applicable to both New Buildings and Alterations filed to comply with either the "Old" or "New" Building Codes where mezzanines containing habitable rooms are indicated.

Split-level apartments where the two levels vary more than 5'0" shall be treated as two different stories.

VENTILATION

The area of a mezzanine shall be added to the area of the room or space in which it is to be located to compute the required window size. The mezzanine ceiling shall not be higher than 1'0" above the head of the required window furnishing natural ventilation.

EGRESS (C26-603.2)

- A. Buildings classified as: Noncombustible (Group 1) - New Code
: Fireproof (Class 1) - Old Code

Where mezzanines containing habitable rooms are indicated, one level of the apartment occupying a part of not more than two floors need only be provided with a balcony that complies with section C26-604.2 (g), provided that, in addition, the stair within such apartment shall be at least 30 inches in width and terminates not more than 20 feet from a corridor door on the other level that shall provide the required access to at least two independent exits. The center line of such corridor door shall not be more than 50 feet from any room within such apartment.

EGRESS: Continued

- B. Buildings classified as: Combustible (Group III) - New Code
: Non-fireproof (Class III) - Old Code

Where mezzanines containing habitable rooms are indicated, two means of egress, that comply with the requirements of Article 6 (New Code), shall be provided from each level.

REFERENCE:

Department memorandum dated April 26, 1972 - "Mezzanines, Uniform Interpretation of Definition".

Thomas V. Burke
Thomas V. Burke, P.E.
Director of Operations

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