

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: December 7, 1982

TO: Borough Superintendent Sakona, P.E., Manhattan
FROM: Deputy Commissioner Irving E. Minkin, P.E.
SUBJECT: Partial and Temporary Certificates of Occupancy
Under Zoning Resolution § 15-013

This memorandum concerns department policy for two situations arising under Zoning Resolution 15-013: (1) a building which was issued a partial temporary certificate of occupancy for some, but not all, of its floor area by the target date established by 15-013; and (2) a building which had been issued a temporary certificate of occupancy which had expired.

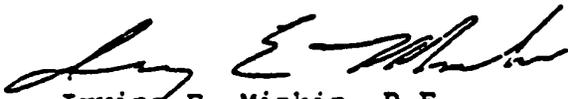
1. Partial Certificates of Occupancy

Applicants for buildings in the first category must request reinstatement of the application including such dwelling units or floor area under the permit as had not been issued a partial temporary certificate of occupancy before the § 15-013 target date. Before such a permit can be reinstated, and a certificate of occupancy issued for such portion of the building, the applicant must demonstrate compliance with all current zoning requirements for such portion of the building.

2. Expired Temporary Certificates of Occupancy

Applications concerning buildings in this category will be reviewed on a case-by-case basis. A temporary certificate of occupancy will only be renewed, and a permanent certificate of occupancy issued, after a determination of the basis for the expiration of the TCO. An applicant whose TCO had not been renewed because it had been issued in error, or because it had been issued conditionally and its conditions had not been fulfilled, must amend the application and meet current zoning requirements. Applicants whose TCO's did not lapse for cause will not be required to amend.

The issuance of temporary certificates of occupancy for both of the foregoing categories will follow the procedures established in the October 29, 1982 "Interim Multiple Dwellings" Memorandum.


Irving E. Minkin, P.E.
Deputy Commissioner

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