



December 12, 1995

DEPARTMENT OF BUILDINGS
EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, N.Y. 10013
JOEL A. MIELE, SR., P.E., Commissioner

SATISH K. BABBAR, R.A.
Assistant Commissioner
Technical Affairs
(212) 312-8324

Mr. Stanley Shor
Executive Director
New York City Loft Board
49-51 Chamber Street, Room 1006
New York, New York, 10007

Re: Elevator Service

Dear Mr. Shor:

Your letter to First Deputy Commissioner Visconti, dated November 22, 1995, was referred to this office for review and response.

In your letter, reference was made to a six story Interim Multiple Dwelling, wherein a new passenger elevator was installed. This was a conversion from a freight elevator. In regard to your question, it is required that every apartment on each floor have elevator access.

This conclusion is based on Local Law 58/87, which was incorporated in the Building Code. Building Code Section 27-123.1 requires providing facilities for people with physical disabilities. A building being converted to residential use would require in buildings with elevator service an accessible route to the dwelling units, as per Sections 27-292.1 and 27-292.5 (c) & (e).

Multiple Dwelling Law, Article 7B, Section 278 Application of other provisions, does not require Section 51 Shaft, Elevators and Dumbwaiters to be applied to this building. However, if the owner elects to use Section 51, then the building shall comply with its provisions. Wherein, paragraph 6 states that "Every dwelling erected after such date (April 18, 1929) which exceeds six stories or sixty feet in height shall be equipped with one or more passenger elevators, operative at all times, at least one of which shall be accessible to every apartment above the entrance story."

Therefore, where there is an elevator in an I.M.D., its services shall be provided for all apartments.

Very truly yours,

Satish K. Babbar, R.A.

SKB/AL/
Attachments