



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, NY 10013

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

July 5, 1988

Chief Joseph M. DeMeo
Division of Fire Prevention
New York City Fire Department
250 Livingston Street
Brooklyn, New York 11201

GEORGE E. BERGER, P.E.
Assistant Commissioner
Building Construction

Re: Outdoor Storage of Liquid Propane Gas

Dear Chief DeMeo:

This letter is a clarification of my letter to you dated June 16, 1988 with regard to my comment of the Fire Department's proposed regulation for outdoor storage of Liquid Propane Gas.

ITEM #1: requires a permit to construct an outdoor storage enclosure. The required storage requirements by your regulations are so negligible and vague that a construction permit at most times would not be required. As there are no Department of Buildings requirement for "substantial concrete pad,, which is designed to prevent accumulation of rain or snow.", (as per Rule 2.1.2) the Department does not require an approval or permit to install such a facility.

Although Section 42-27 of the Zoning Resolution requires certain performance standards regulating Fire and Explosive Hazards, this office considers storage of Liquid Propane Gas in quantities of twenty-five hundred cubic feet or less to be a small enough quantity to be considered an accessory use to some other primary use and therefore not subject to Section 42-27 Z.R. Where quantities are in excess of twenty-five hundred cubic feet, the storage of such material should be considered as part or all of the primary use and therefore subject to Section 42-27 Z.R.

Should there be any further question on this matter, please feel free to contact my office.

Very truly yours,

George E. Berger, P.E.
Assistant Commissioner

GEB:rmr

cc: Commissioner C. M. Smith Jr., R.A.
Deputy Commissioner C. F. Dennis, P.E.
Deputy Commissioner S. D. O'Brien
Assistant Commissioner F. Pocci, P.E.
General Counsel, C. R. Foy, Esq.
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