



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

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

Issuance #103

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

TECHNICAL  
POLICY AND PROCEDURE NO. 6 /88

TO: BOROUGH SUPERINTENDENTS

FROM: George E. Berger, P.E. *GEB*  
Assistant Commissioner

DATE: May 12, 1988

SUBJECT: FACTORY MANUFACTURED HOUSING

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The New York State Uniform Fire Prevention and Building Code Act - Factory Manufactured Homes, Chapter 772, approved and effective August 2, 1986, restricts the City of New York from imposing higher or more restrictive standards for construction on factory manufactured homes intended for use as one or two family dwellings unit or multiple dwellings of not more than two stories in height, provided such multiple dwellings are not intended for use as hotels or motels.

After numerous meetings and correspondence with the New York State Division of Housing and Community Renewal (NYSDHCR) it has been determined that all factory manufactured residential buildings (J2 & J3) not more than two stories in height which are not intended for use as hotels or motels are under the jurisdiction of the State of New York. The examination for compliance of these buildings shall be limited to the following:

1. Zoning,
2. Exterior walls with respect to exterior separation,
3. Permitted construction classification with respect to Fire District,
4. Compliance with all laws, codes and regulation for all work that will be performed at the site.

The examination for the above four items will be based on plans that have been approved by the NYSDHCR for all laws and regulations under their jurisdiction.

The applicant of record will take responsibility for the plans being in compliance with all laws and regulations that have jurisdiction per Section 27-142 by affixing his/her signature to the plans.

As these buildings are under the jurisdiction of NYSDHCR, the inspection for all work done at the factory will be performed by the State or Agent acting for the State.

All work performed at the site will be inspected by the Department of Buildings or Controlled Inspection as for usual construction.

All factory manufactured buildings other than residential buildings (J2 & J3) which are two stories or less in height (except those intended for use as hotels or motels) are not under the jurisdiction of the State of New York and therefore must comply with all laws, codes and regulations under the jurisdiction of the Department of Buildings.

The inspection of these buildings will comply with Operations Policy & Procedure Notice 10/88, dated March 17, 1988 (Inspectional Requirements for Manufactured Housing).

GEB:rmr  
Distribution List attached.