

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: March 17, 1983

TO: Borough Superintendents

FROM: Irving E. Minkin, P.E.
Deputy Commissioner

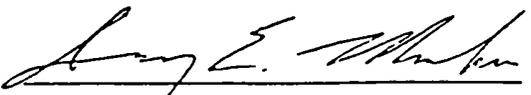
SUBJECT: Violations for Interim Multiple Dwellings (IMDs)

This memorandum supplements the March 1, 1983 memorandum which concerned occupancy violations for certain residentially-occupied loft buildings, termed interim multiple dwellings ("IMDs") under Article 7-C of the Multiple Dwelling Law.

The intent of Article 7-C is to require the owner of an IMD to legalize the residentially-occupied portion of the building on a systematic basis, pursuant to a timetable provided in Article 7-C. Accordingly, violations (other than occupancy violations) involving IMDs will be issued in conformance with the following guidelines:

1. All inspections of IMDs will be coordinated through Norman Dion, Director of Enforcement for the Loft Board (tel. 566-1438). Any request for an inspection of a residentially-occupied loft building will be relayed promptly to the Loft Board, which will handle all such construction inspections for IMDs. Since the Loft Board staff does not include a plumbing or elevator inspector, such personnel will be provided to the Loft Board to assist in inspections when requested. When the complaint relates exclusively to plumbing items, it should be referred nonetheless to Norman Dion for logistical coordination.
2. Violations involving common areas, or for conditions which traverse more than one unit (such as DWV stacks, elevators, etc.), shall be issued only against the owner, and not against the tenant.
3. Occupancy violations will be issued in accordance with the guidelines provided in the March 1, 1983 memorandum on that subject.

Existing complaints not yet acted on shall be processed in accordance with the foregoing.



Irving E. Minkin, P.E.
Deputy Commissioner

CC: Commissioner Esnard
Deputy Commissioner Parascandola
Assistant Commissioner Dennis
Executive Staff
Carl Weisbrod
Gabe Taussig
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