



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
120 WALL STREET, NEW YORK, N.Y. 10005

ROBERT ESNARD, R.A. Commissioner
248-8811

TEL

February 8, 1984

Mr. John J. Flynn, P.E.
Empire Building
P.O. Box 181
Bedford, N.Y. 10506

Re: Plantings on Terraces

Dear Mr. Flynn:

Your letter addressed to Commissioner Robert Esnard, R.A. dated January 23, 1984, in regard to the above, has been forwarded to me for reply.

The term "terrace" has many meanings. It is assumed that you mean the roof on which there is a penthouse or setback roofs.

Section 102, subdivision 6a, section 104 and section 4, subdivision 35, paragraph c of the Multiple Dwelling Law is applicable. It requires that stairs terminating on any roof may not be blocked or obstructed and that sufficient passage be provided to and from every part of the main roof.

Planters on setback roofs may not obstruct windows for required light and air; and, in any case, they should not create a hazard or a nuisance.

Subdivision (a) of section C26-902.6 of the Administrative (Building) Code requires a minimum design live load of 30 psf of horizontal projection. And, subdivision (d)(4) of this section states that "where roofs are landscaped, the uniform design live load on the landscaped portions shall be 30 psf. The weight of the landscaping materials shall be considered as dead load and shall be computed on the basis of saturation of the earth".

Also, section C26-347.0 of the code, in effect prior to December 15, 1968, allowed 40 psf of horizontal projection. It is because roofs are not designed to carry landscaping or even planters, it is necessary that a Registered Architect or Professional Engineer verify the roofs structural capabilities and

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file the requisite application and plans as to proposed super impositions.

"Exhibit A" (as amended 6/4/79) and interpretive ruling written on May 4, 1979 and June 1979, are not contained within the cumulative Directives and Memorandums of this Department and published by the City Record. They appear to be guidelines issued for the convenience of Housing Inspectors. This Department has no objection to their usage, provided there is professional overview.

This Department appreciates your efforts in calling attention of both your clients and cooperative board members to this vital matter.

Very truly yours,



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

IEM/IP/gt

cc: Comm. R. Esnard, R.A.
Asst. Comm. J. White

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