



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

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

August 4, 1988

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

Mr. Philip V. Rampulla, A.I.A.  
Rampulla Associate Architects  
155 Third Street  
Staten Island, New York 10306

Re: ATTIC SPACE & FLOOR AREA  
Section 12-10 Zoning Resolution

Dear Mr. Rampulla:

This is in response to your letter dated July 29, 1988 with reference to the above subject matter.

The Department Memorandum Technical Policy & Procedure No. 13/88 dated June 14, 1988, as well as the previous Department Memo dated February 20, 1975 it supersedes, defines attic space only with respect to floor area, without any mention of the access to the attic level.

At present there is nothing in the Building Code or the Zoning Resolution that prevents access to the attic through fixed or removable stairs.

However, please be advised that fixed stairs are one of the factors considered when reviewing a plan for arrangement and design for considering floor area when there is a clearance of eight (8) feet or more between roof ridge and floor and also for minimum clear ceiling height of eight (8) for habitable rooms as required by Section 27-751 Building Code.

Very truly yours,



George E. Berger, P.E.  
Assistant Commissioner

GEB:RD:rnr

cc: Executive Staff  
Borough Superintendents