



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, NY 10013

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

Issuance # 159

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Building Construction

TECHNICAL
POLICY AND PROCEDURE NO. 1/89

TO: BOROUGH SUPERINTENDENTS

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

DATE: February 23, 1989

SUBJECT: FACTORY MANUFACTURED HOMES
Correction to TFPN No. 6 of 1988

Technical Policy and Procedure No. 6/88 states that manufactured residential buildings not more than two-stories in height are under the jurisdiction of the State of New York.

This office has been advised by the New York State Division of Housing and Community Renewal that a basement as defined by the New York City Building Code is a cellar by their definition if "the finished floor immediately above the basement on the average is less than seven (7) feet above the finished grade."

Therefore, any two-story factory manufactured residential building that is placed on a basement that has less than seven (7) feet between legal grade and 1st floor elevation will be under the jurisdiction of the New York State Division of Housing and Community Renewal.

GEB:rmr
Distribution List attached