



ISSUANCE #533

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**TECHNICAL
POLICY AND PROCEDURE NOTICE #1/98**

TO: Distribution

FROM: Satish K. Babbar, R.A. 

Date: February 23, 1998

Subject: **Walls Adjacent to "Open Lots Used for Storage or Sale of Motor Vehicles"**

Effective: Immediately

Reference: Building Code of the City of New York:
Appendix A, Selected Rules of the Department of Buildings, Section
30-02 Open Lots Used for Storage or Sale of Motor Vehicles

Purpose: To insure compliance with Section 30-02, in general and in particular,
with subsections (a) (2) (iv), (v) and (vi) for required plans.

Background: In the development or use of an open lot, where an existing structure
is also being demolished, a party or foundation wall may be exposed.
This may affect the structural stability of the adjoining structure(s) or
a retaining wall due to the removal of lateral supports, exposure to the
weather, new loads on the adjacent ground, etc. This would warrant
requiring a licensed architect or engineer to make an evaluation of
such wall(s) or other conditions and provide design details to counter
possibility of any unsafe condition.

Specifics:

According to the above referenced §30-02 and more specifically paragraph (a)(2) which states "*An application for or including an open parking lot shall be accompanied by a plan showing: ... (iv) the nature of the walls of adjoining structures, if any, i.e., whether masonry, frame, metal, etc.; (v) retaining walls to be built; (vi) retaining walls and open spaces, if any, on adjoining premises;...*"

To address these requirements, the application and plans submitted by a licensed professional shall include:

1. A description of the existing condition of the walls, along with an assessment of their structural stability, predicated on the potential maximum load that could be imposed on the ground adjacent to the wall.
2. Structural drawings and details of any retaining walls to be built for such development.

Plan examiners shall verify inclusion of such drawings, details and notes. For applications filed under self-certification, the audit shall confirm inclusion of such information, details and notes.

Applications filed without this information shall not be accepted or approved.