TO: BOROUGH SUPERINTENDENTS

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

DATE: November 7, 1988

SUBJECT: LOCAL LAW #58/87 — BATHROOMS WITH MORE THAN 3 FIXTURES

In accordance with the New York State Housing Maintenance Code, Title D, Article 31 (Sanitary Facilities), every dwelling unit must be provided with three (3) basic fixtures: a water-closet, a washbasin and a bath or shower.

When in an adaptable bathroom complying with Section 27-292.8(c) or a usable bathroom complying with Section 27-292.9(c) more than three (3) fixtures are provided, complete accessibility to and usability of the 3 basic required fixtures and their accessories is required for people having physical disabilities. The additional fixture (or fixtures) may not be fully accessible and usable by all people having physical disabilities under the following conditions:

1. The 3 basic required fixtures comprise of a water-closet, a wash-basin and a tub-shower combination in an area of 5'-5" by 7'-4" minimum finished dimensions, and

2. Any additional fixture is provided with reinforcements for the installation of grabbars, and if a door is provided it shall be of a size as close to the required 2'-8" clear as possible, and with all other possible accessories which can make such fixture usable by the largest number of people having physical disabilities.

The Task Force for The Handicapped has determined that the annexed prototypes comply with the standards of Local Law 58/87 and shall be accepted as of right.

Distribution List attached
GEB:RD:rnr
RESIGNED BY
1 RCNY 1101-01
EFFECTIVE 12/30/15

2'-6" Clear
Around Sink
(ANSI 4.19.3)

3'x4'
Around Shower
(ANSI 4.21.2)

REMOVABLE
SHOWER DOOR (ANSI 4.21.8)

Shower
Stall with
4" max. curb height

SEAT (ANSI 4.21.3)
GRAB BAR (ANSI 4.21.4)

36" X 36" ADAPTABLE SHOWER STALL
MINIMUM BATHROOM REQ'D W/ADDITIONAL SHOWER