

**REFERENCE STANDARD RS 4-3
ESTABLISHED MARKET AREAS**



Borough of Bronx-

Hunt's Point District:

Edgewater Road and Halleck Street between Lafayette Avenue and East Bay Avenue.

Lafayette Avenue between Edgewater Road and the Bronx River.

East Bay Avenue between Halleck Street and the Bronx River.

Hunt's Point Avenue between East Bay Avenue and the Bronx River.

Exterior Street between East 149th Street and East 157th Street.

Cromwell Avenue between East 150th Street and East 153d Street.

East 150th Street between Exterior Street and River Avenue.

Westchester Avenue between St. Ann's Avenue and Bergen Avenue.

Brook Avenue between East 150th Street and East 156th Street.

Bergen Avenue between East 149th Street and East 156th Street.

East 152d Street between Bergen Avenue and Brook Avenue.

East 153d Street between Bergen Avenue and Brook Avenue.

Borough of Brooklyn-

North 6th Street between Berry Street and Wythe Avenue.

Borough of Manhattan-

Fulton Market District:

John Street to Fulton Street between South Street and Front Street.

Fulton Street to Dover Street between South Street and Water Street.

South Street and Front Street between John Street and Dover Street.

Water Street between Fulton Street and Dover Street.

Gansevoort Market District:

Horatio Street to West 14th Street between West Street and 9th Avenue.

West Street, Washington Street, Greenwich Street, 9th Avenue and 10th Avenue between Horatio Street and West 14th Street.

West 16th Street, north side, and West 17th Street, south side, between 10th Avenue and 11th Avenue.

West 24th Street to West 26th Street, south side, between 11th Avenue and 12th Avenue.

West 27th Street, north side, to West 28th Street between 11th Avenue and 12th Avenue.

12th Avenue and St. Claire Place between 125th Street and 132d Street.

12th Avenue, west side, between 132d Street and 133d Street.

Borough of Queens-

95th Avenue, north side, between Sutphin Boulevard and 148th Street.

Borough of Richmond-

None.

*** REFERENCE STANDARD RS 4-4
FLOOD INSURANCE RATE MAP**

The areas of special flood hazard are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

(1) Flood Insurance Rate Map (multiple panels) Index No. 3604970001 to 3604970457 revised...September 5, 2007.

(2) A scientific and engineering report entitled "Flood Insurance Study, City of New York: New York, Bronx, Queens, New York, Kings, and Richmond Counties" revised...September 5, 2007.

The Flood Insurance Study and maps are available at:

- The Department of City Planning, Waterfront Division, 22 Reade Street, New York, New York
- The borough offices of the Department of Buildings
- www.fema.gov

**DOB 9-5-07; 1-24-07; 8-11-02; 5-21-01; 9-24-00; 8-21-99; 8-4-94; Local Law 33-1988; 58-1983; 13-1975; 587-76 BCR.*

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***** REFERENCE STANDARD RS 4-5**

FLOOD PROOFING NON-RESIDENTIAL STRUCTURES AND COASTAL CONSTRUCTION MANUAL

FEMA 55/February 1986-Design and Construction Manual for Residential Buildings in Coastal High Hazard Areas (Coastal construction manual).

FEMA 85/September 1985-Manufactured home installation in flood hazard areas.

FEMA 102/May 1986-Floodproofing non-residential structures.

****Local Law 33-1988; 58-1983; 13-1975; 587-76 BCR*

**** REFERENCE STANDARD RS 4-6**

FACILITIES FOR PEOPLE HAVING PHYSICAL DISABILITIES

****Amended, Dated 11/19/91; Local Law 58-1987; 886-89 BCR**

ANSI A117.1-1986, as modified.-American national standard for buildings and facilities providing accessibility and usability for physically handicapped people.

Modifications.-The provisions of ANSI A117.1-1986 shall be subject to the following modifications:

Figure 29(b) Sidewall

Delete 42 min/1065 minimum dimension of sidewall grab bar.

Add 15 min/380.

Figure 47(a) clear floor space for adaptable bathrooms.

Delete 36 min/915 and 18 min/455 at the water closets.

Add 33 min/838 and 16 1/2 min/419.

Figure 48 Location of grab bars and controls of adaptable bathtubs.

Delete 15 max/380 at the control area.

4.5.2 is amended to read as follows:

4.5.2 CHANGES IN LEVEL

Changes in level up to 1/4 inch (6 mm) may be vertical and without edge treatment. Changes in level up to 1 inch (25 mm) shall be beveled with a slope no greater than 1:2 (see figure 7 (c) and (d)). A 1-inch rise may be vertical for the first 1/4 inch. Changes in level greater than 1 inch (25 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

Within a dwelling unit, when the saddle provided is made of a stone or ceramic material that by its nature cannot be brought into compliance with the code requirements for slope, then at the request of a disabled occupant, the owner must bring such a nonconforming saddle into conformance with the code by addition of an adaptable strip as show in diagram 7(e).

Figure 7(d) of such standard is deleted.

Figure 7(d) of such standard shown below is added.

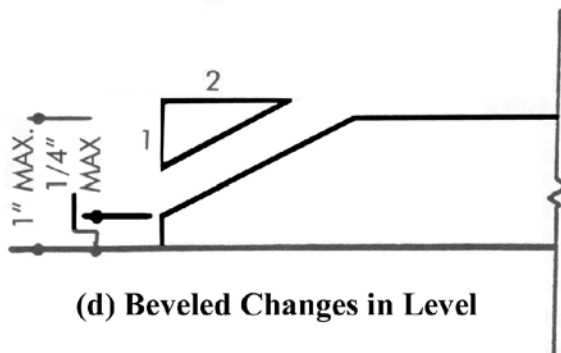


Figure 7(e) of such standard shown below is added.

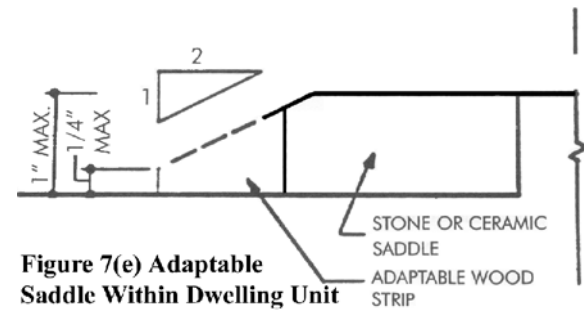


Figure 7(e) Adaptable Saddle Within Dwelling Unit

4.6.2 is amended as follows:

4.6.2 *PARKING FACILITIES. Parking spaces for physically handicapped people shall be at least 96 in. (2440 mm) wide and shall have an adjacent access aisle at least 60 in. (1525 mm) wide (See Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. No obstructions shall reduce the clear width of an accessible circulation route.

In parking facilities containing less than 30 spaces, at least one of the parking spaces required to be accessible to physically handicapped people shall have a minimum vertical clearance of 108 in. (2745 mm), a minimum width of 96 in. (2440 mm) and a minimum access aisle of 96 in. (2440 mm) ("high clearance accessible parking space"). Such a space shall be located on a vehicular access route which maintains the 108 in. (2745 mm) vertical clearance throughout its distance to the high clearance accessible parking space, including at all changes of level.

In parking facilities containing 30 or more spaces, at least two of the parking spaces required to be accessible to people with disabilities shall satisfy the requirements for high-clearance accessible parking spaces. The access aisle for high-clearance accessible parking spaces may be shared by two accessible parking spaces.

Except as otherwise provided in §4.6.2.2 and 4.6.2.3, accessible parking spaces shall be designated as reserved for physically handicapped people by a permanently

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for physically handicapped people by a permanently posted sign showing the symbol of accessibility (See 4.28.5). Such signs shall not be obstructed by a vehicle parked in the space.

4.6.2.1 MULTIPLE DWELLINGS

In the parking facility of a multiple dwelling, where such a facility is used exclusively on an accessory basis for parking by residents of the multiple dwelling, or employees of the management of the multiple dwelling or of the parking facility, or as provided by §25-412 of the Zoning Resolution, the accessible parking spaces may be leased, rented or assigned to a person without a physical disability on a no longer than month-to-month basis. All leases, rentals, or assignments of such accessible spaces which are not made for the benefit of a person with a disability shall be on written condition that the space shall be relinquished immediately at the end of the term of lease, rental, or assignment to a person who requests of the parking facility's management that such accessible space shall be made available for the benefit of a person with a physical disability whose vehicle bears a special identification permit or license plate. Such a beneficiary shall be a resident or employee of the multiple dwelling. It shall be the responsibility of the Parking Facility Operator to inform the non-disabled user of the parking space that a request for the parking space has been tendered. Signs stating these requirements shall be permanently and prominently posted at each entrance and office of the Parking Facility.

4.6.2.2 ATTENDED PARKING FACILITIES

For the purposes of this Section, the term "attended parking facility" shall mean parking facilities in which vehicles customarily are parked and later returned to their drivers by an attendant employed by the parking facility. Attended parking facilities shall be provided with high-clearance accessible parking facilities as provided in §4.6.2. The remaining accessible parking spaces allocated for the physically handicapped need not be designated by a sign or lines if all of the following conditions are met:

A. The location at which the attendant takes control of the vehicles complies with §4.6.3 (Passenger Loading Zones) of this Reference Standard, except that the minimum vertical clearance shall be 108 in. (2745 mm).

B. At least one parking space allocated for use by a physically handicapped person shall remain available until all the spaces allocated for physically handicapped persons are so used.

C. The attendant shall park and retrieve all vehicles not equipped with special controls entering the facility in which a physically handicapped person is either the driver or a passenger, provided space is available.

D. The attendant shall direct the drivers of vehicles equipped with special controls to parking spaces allocated

for use by physically handicapped persons. The attendant shall accompany such drivers to and from such space along an accessible route when they enter and exit the facility. If necessary, the accessible route and space shall be created by the repositioning of vehicles parked previously by the attendant.

E. Each high-clearance accessible parking space shall have two permanently and prominently posted signs. One shall designate the space as reserved for people with physical disabilities, as required by §4.6.2. The other shall note that vehicles parked in such spaces are subject to being moved by an attendant of the parking facility in order to accommodate a vehicle which cannot be accommodated in another accessible parking space.

4.6.2.3 SMALL RESIDENTIAL DEVELOPMENTS

Where a parking facility serving one or more particular residential buildings has less than six parking spaces, the accessible parking space need not have a sign reserving that space for such use provided that a pole suitable for mounting such a sign is present; and provided further that a Parking Facility Operator shall post such a sign at such a space upon the request of a physically handicapped person who resides in a building served by such parking facility and whose vehicle bears a special identification permit or license plate. It shall be the responsibility of the Parking Facility Operator to inform the non-disabled user of the parking space that a request for the parking space has been tendered and is required by law to be tendered. Where there is only one parking space serving those residential buildings and where the owner of one or more of those residential buildings or a member of such owner's immediate family lives in one of those buildings and uses that parking space for a vehicle driven by that owner or a member of that owner's immediate family, a physically handicapped person shall not have the right to displace that owner or member of that owner's immediate family from that space.

4.6.2.4 "FULL" SIGNS

Parking facilities which post signs indicating they are "full" shall include on all such signs, in letters of the same size as the primary message, a statement that spaces remain available for physically handicapped persons, when one or more such spaces are available. The latter indication may be by use of the word "except" and the symbol of accessibility (See 4.28.5).

4.6.2.5 SIGNS

In addition to Signs required by §4.6.2 to be posted at individual parking spaces, signs with the following texts shall be permanently and prominently posted as indicated. The appropriate number of spaces must be inserted where indicated in "A" below.

A. At Entrances and Offices to Attended Parking

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Facilities:

PARKING FOR PEOPLE WITH PHYSICAL DISABILITIES
This Parking Facility contains spaces allocated for people with physical disabilities. Of those spaces are high clearance spaces reserved for use by people with disabilities who could not otherwise be accommodated in this garage; if a vehicle carrying a person with a disability is parked in a high clearance space, but could be accommodated elsewhere in this garage, a garage attendant may move such vehicle to such other space. At least one parking space allocated for physically handicapped persons shall be kept vacant for the use of our customers with disabilities unless the total number of spaces allocated for use by physically handicapped persons are already filled by vehicles of physically handicapped persons. High clearance parking spaces are indicated on the accompanying drawing. People with disabilities are, of course, encouraged to use the full services of our attendants. A person with a physical disability may either have a garage attendant:

- park the car which the person with a disability is driving (or in which he or she is riding) or
- assist the driver in finding and using a space. At the request of a person with a disability, garage attendants are required to clear an access aisle for a space at the time of parking and removal of the vehicle in order to provide the number of accessible spaces required by law.

New York City Administrative Code
§27-292.19; Reference Standard RS 4-6, §4.6.2

B. At Spaces for High-Clearance Vehicles:
RESERVED PARKING FOR HIGH-CLEARANCE VANS
This space is designed to accommodate high-clearance vans which cannot be parked elsewhere in this garage. With the exception of high-clearance vans and vehicles which are specially equipped for people with physical disabilities and which cannot be moved by garage attendants, vehicles with special permits which use this space may be moved to an accessible space elsewhere in this garage should a high-clearance van or specially equipped vehicle need this space. No vehicle may use this space in any event unless the vehicle bears a special vehicle identification permit or license plate from New York State, New York City or another jurisdiction.

New York City Administrative Code
§27-292.19; Reference Standard RS 4-6, §4.6.2

C. At the Entrance and Office to Parking Facilities
Accessory to Residences:
PARKING FOR PEOPLE WITH PHYSICAL DISABILITIES
This Parking Facility contains spaces designed and located to improve access for people with disabilities who need special accommodations. These accessible parking spaces may be leased, rented or assigned to a person without a physical disability on no longer than a month-to-month basis. All leases, rentals and assignments of such accessible spaces which are not made for the

benefit of a person with a disability must be on written condition that the space is to be relinquished immediately at the end of the term of the lease, rental or assignment to a person who requests of the parking facility's management to lease, rent or be assigned the space for a physically handicapped person (who may be either the person making the request or another person) residing in the building and whose vehicle bears a special vehicle identification permit or license plate. The accessible parking space so transferred for the benefit of a physically handicapped person shall be the one available within the next thirty calendar days following the date of the request under the terms of its lease, rental or assignment which is not being used for a person with a physical disability.

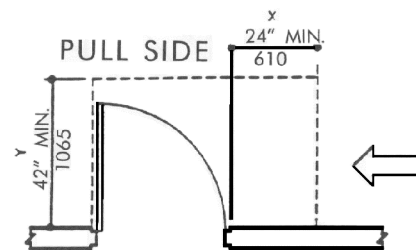
New York City Administrative Code
§27-292.19; Reference Standard RS 4-6, §4.6.2

4.6.3 is amended to read as follows:

4.6.3 PASSENGER LOADING ZONES

Passenger loading zones shall provide an access aisle at least 48 in. (1220 mm) wide and 20 ft. (6m) long adjacent and parallel to the vehicle pull-up space (See Fig. 10). If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with 4.7 shall be provided.

A minimum vertical clearance of 114 in. (2895 mm) shall be provided at accessible passenger loading zones and along vehicle access routes to such areas from site entrances. Figure 25C (Pull side) of §4.13.6 of such standard, is amended to read as follows:



Note: y = 48 in (1220 mm)* minimum for rooms, other than powder rooms, with minimum finished dimensions less than 5'-5" x 7'-4"; y = 54 in (1370 mm) minimum if the door has a closer.

LATCH-SIDE APPROACHES - SWINGING DOORS

Figure 25 (C)

**As enacted but probably intended to read "y=42 in. (1050mm)"*

4.13.8 of such standard is deleted.

4.26.5 STANDARD FOR INSTALLATION.- For standards for the installation of visual and auxiliary alarms see reference standard RS 17-3C.

Add a new sentence at the end of subsection 4.32.4.1 Doors to read as follows:

Doors may swing into the bathroom of an adaptable dwelling

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unit if the door, door buck and adjacent space is designed and constructed so that remounting the hinges is the only change required to swing the door out as shown in Fig. 53.

Add a new subsection 4.32.4.8 to section 4.32.4 Bathrooms to read as follows:

4.32.4.8 Minimum sized adaptable bathrooms may be shown in figure 53 and figure 54.

Fig. 53(A) shows desirable minimum conditions. Where such a plan is not possible to attain, then the arrangement in Fig. 53(B) may be acceptable.

Amend paragraph (1) of subsection 4.32.5.10 Kitchen Storage to read as follows:

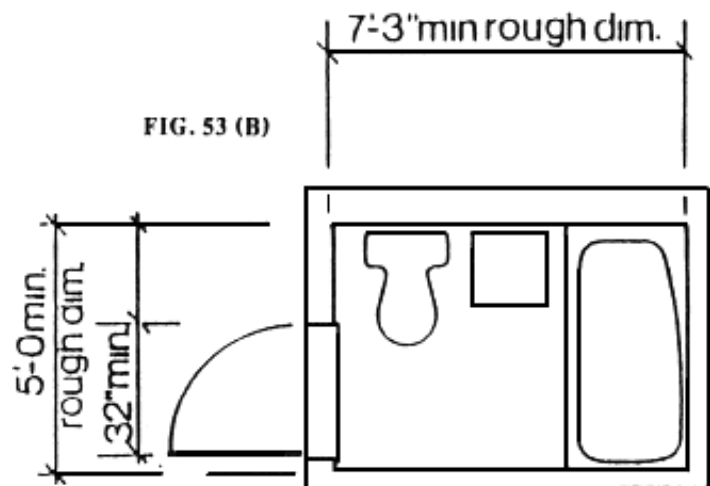
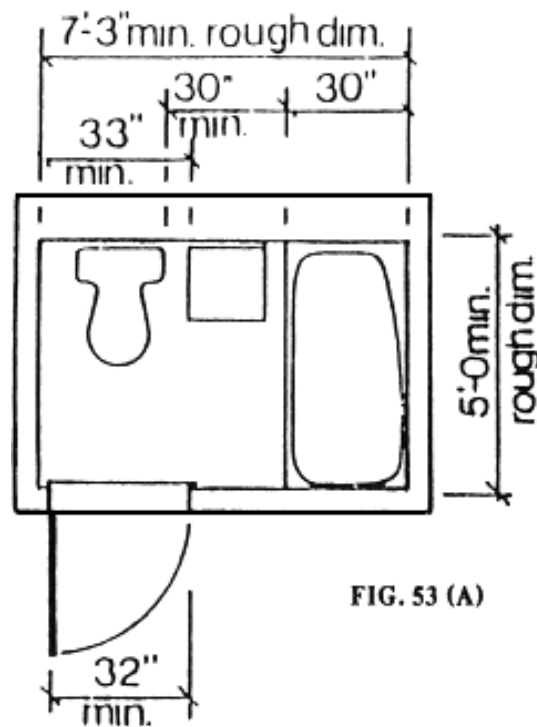
(1) The adjustable maximum height shall be 48 in. (1220mm) for at least one shelf of all cabinets and storage shelves mounted above work counters (see

figure 50).

Add a new subsection 4.32.5.11 to section 4.32.5 Kitchens to read as follows:

4.32.5.11 Minimum sized adaptable kitchens or kitchenettes may be as shown in figure 55, figure 56, figure 57 and figure 58.

In dwelling units where a dishwasher is provided, but where no other space otherwise is available in the kitchen for the installation of a dishwasher, one may be installed under a work surface described in subsection 4.32.5.4; provided that, at the option of a person with a disability residing in the dwelling unit, the dishwasher shall be removed, and the work surface made to conform with said subsection, by and at the sole expense of the owner of the dwelling unit.



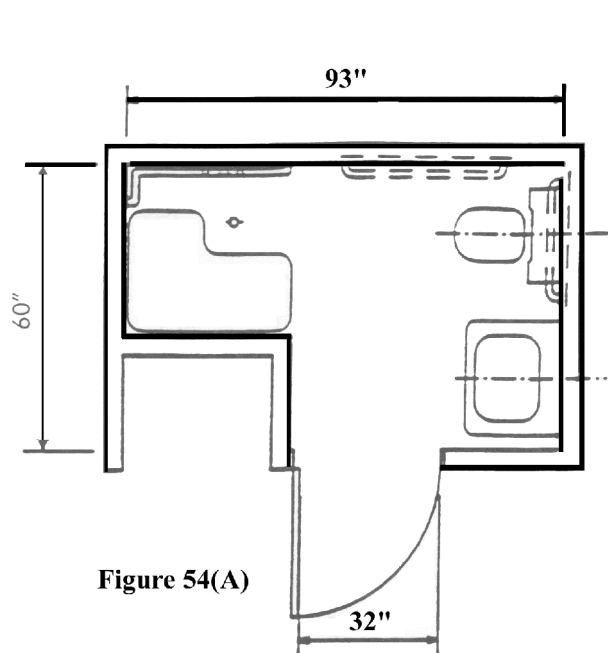


Figure 54(A)

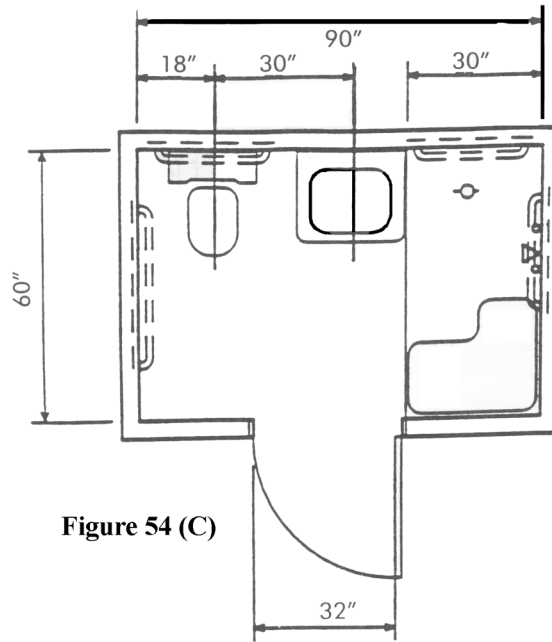


Figure 54 (C)

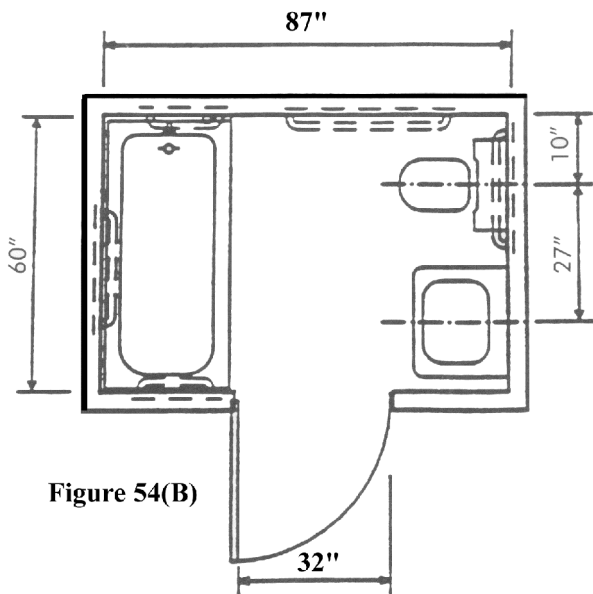


Figure 54(B)

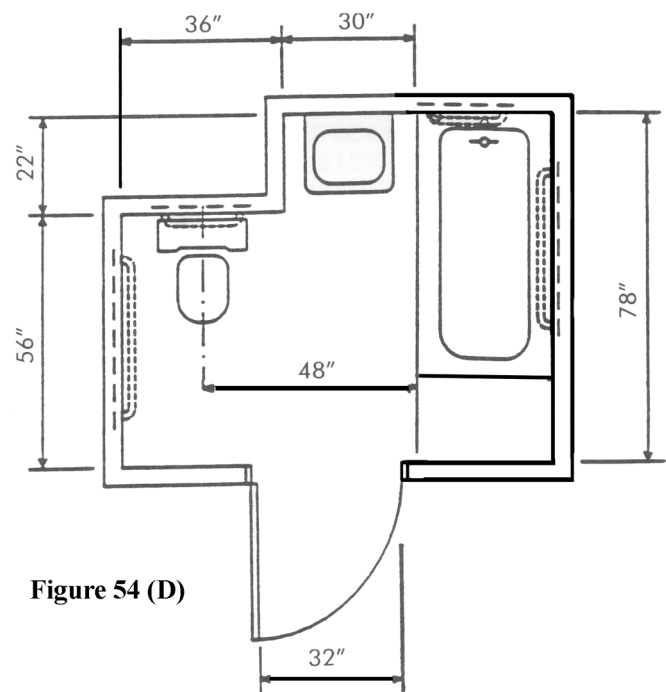


Figure 54 (D)

Symbol Key



Shower Location
 Bath, Shower Controls
 Drain

FIGURE 54
MINIMUM SIZED ADAPTABLE BATHROOMS

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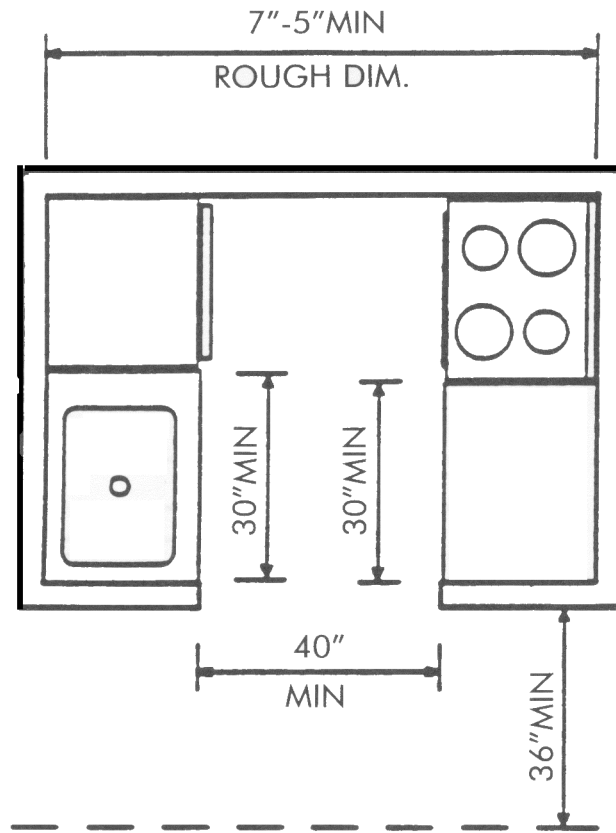
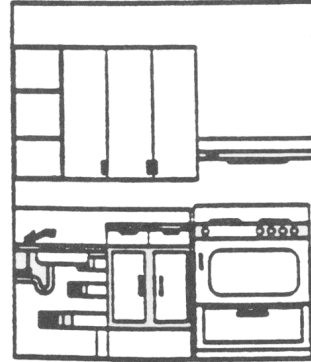
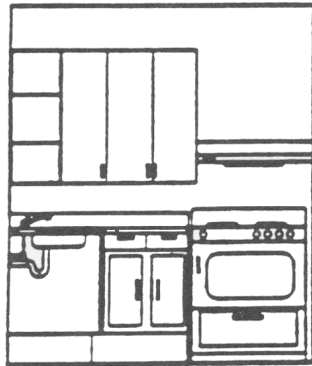
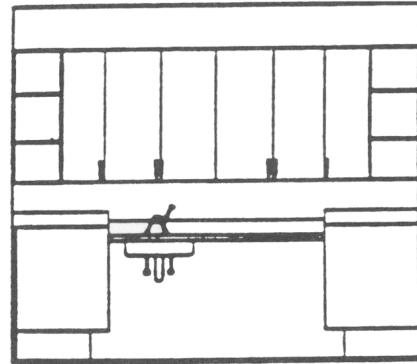
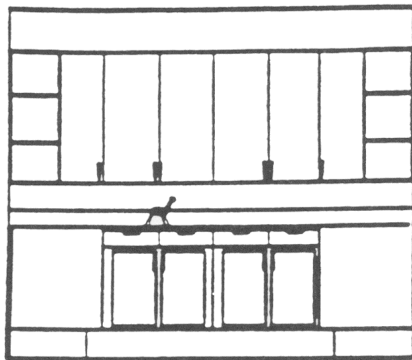
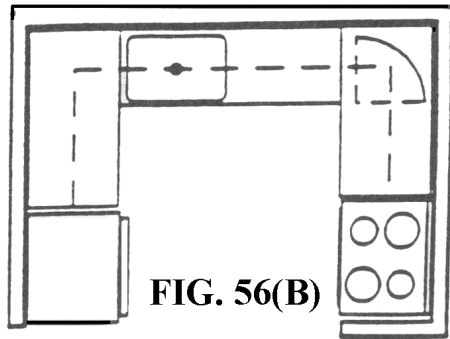
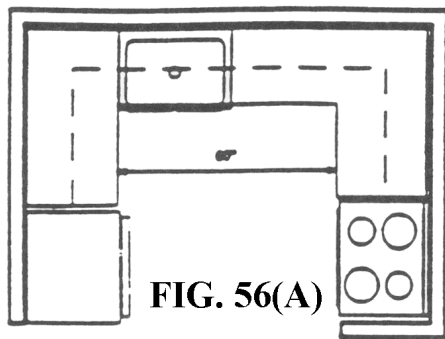


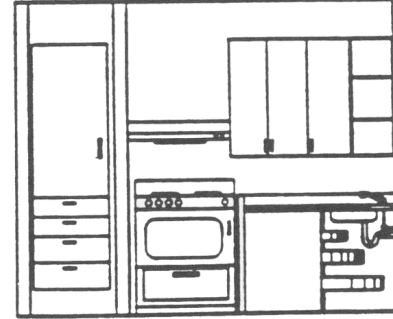
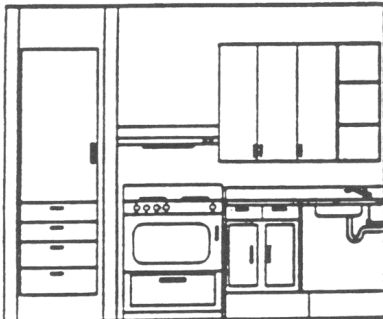
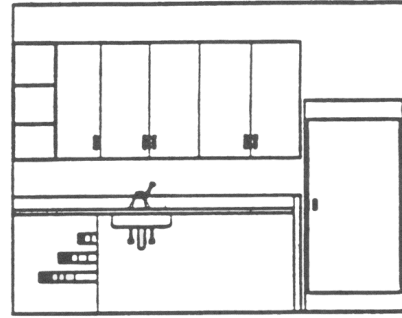
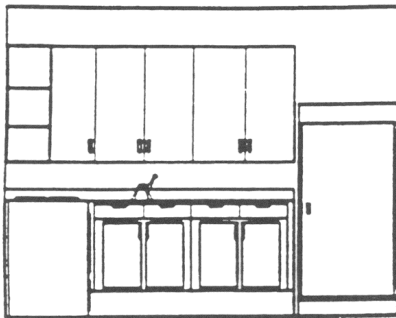
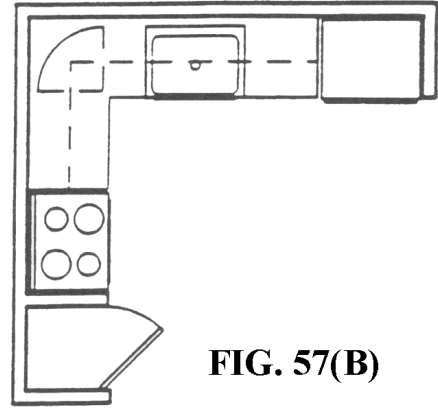
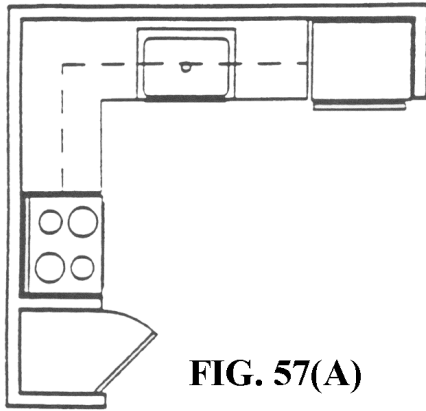
FIGURE 55
MINIMUM SIZED ADAPTABLE KITCHEN OR KITCHENETTE



Accessible; before removal of cabinets and base

Cabinets and base removed, counter height lowered

FIGURE 56
EXAMPLE OF ADAPTABLE KITCHEN – U – SHAPED PLAN



Accessible: before removal of cabinets and base

Cabinets and base removed, counter height lowered

FIGURE 57
EXAMPLE OF ADAPTABLE KITCHEN – L – SHAPED PLAN

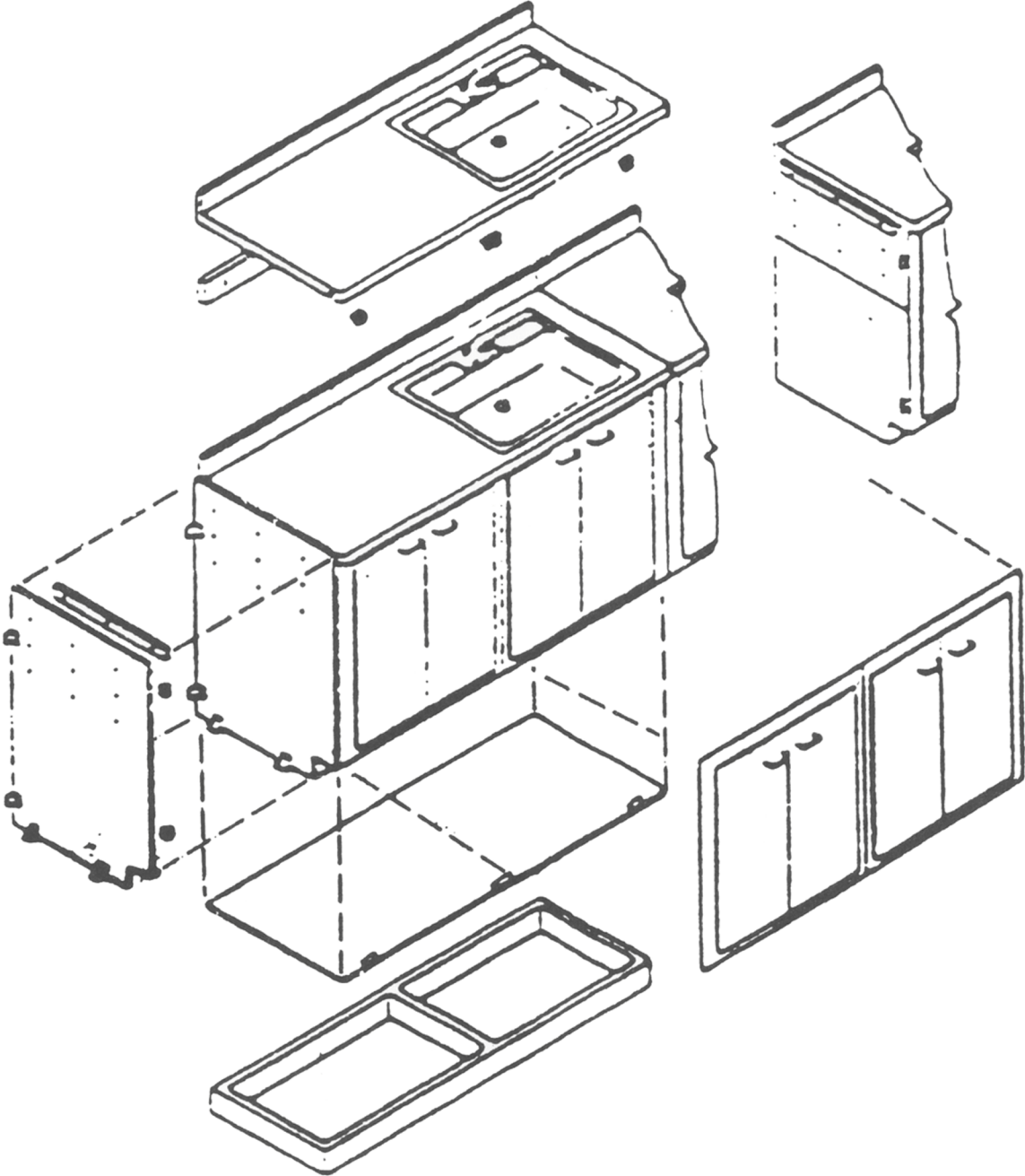


FIGURE 58
EXPLODED AXONOMETRIC FOR ADAPTABLE KITCHEN