

**NEW YORK STATE REGULATION REQUIRING COMMUNITY FACILITIES IN
MITCHELL-LAMA BUILDINGS**

9 NYCRR 1711-5.6

N.Y. Comp. Codes R. & Regs. tit. 9, § 1711-5.6

OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE
OF NEW YORK

TITLE 9. EXECUTIVE DEPARTMENT

SUBTITLE S. DIVISION OF HOUSING AND COMMUNITY RENEWAL

CHAPTER IV. STATE-ASSISTED HOUSING CONSTRUCTED BY PRIVATE
ENTERPRISE

SUBCHAPTER B. DESIGN STANDARDS AND PROCEDURES FOR LIMITED-PROFIT
AND

LIMITED-DIVIDEND HOUSING PROJECTS

PART 1711. DESIGN STANDARDS

SUBPART 1711-5. NONRESIDENTIAL FACILITIES

Text is current through November 15, 2004.

Section 1711-5.6 Community facilities.

Community areas shall be located away from residential areas. Indoor community rooms are required for all projects. Outdoor play space shall be provided for all projects except in projects for senior citizens and aged care accommodations, where passive recreation areas may be substituted.

(a) Indoor community space.

(1) The indoor space shall include a community room, coat rooms, a compact kitchen, including a sink, refrigerator, range, cabinets and a serving counter, opening on and adjoining this room; and a smaller room. Adequate miscellaneous and chair storage spaces shall be included within each community room. Two toilet rooms, one for men and the other for women, are required. The community space should be well lighted, heated and ventilated.

(2) The following sets forth the minimum sizes for indoor community spaces:

Projects up to 100 D.U.'s	-- 600 -- 800	sq. ft.
Projects from 100 to 300 D.U.'s	-- 800 -- 1,200	sq. ft.
Projects from to 300 to 500 D.U.'s	-- 1,200 -- 1,500	sq. ft.

In any event, the size and extent of indoor community space shall be consonant with the size of the project and in accordance with the requirements of agencies having jurisdiction.

- (3) In projects in excess of 500 D.U.'s one large community room shall be provided, plus additional rooms for workshops, game rooms and other related activities.
- (4) Where the occupancy exceeds 74 persons in indoor community areas, public assembly approval shall be obtained by the architect. Provide exit lights and signs. Doors shall open outward, and shall be equipped with panic hardware. Floor loads, fire ratings and egress must be given primary consideration. In New York City, approval is required from the Department of Buildings. Outside New York City, it shall be obtained from the department having jurisdiction.
- (5) Space and facilities for indoor community spaces other than the above, such as nursery schools, may be considered, provided that a program for such activities, supported by adequate data, is submitted with the architect's schematics. Such space shall be clearly identified on the drawings and shall be constructed in accordance with the rules and regulations of all agencies having jurisdiction. Such space and facilities are subject to approval by the commissioner.
- (6) Columns shall be avoided in community rooms; ceiling heights shall be consistent with the floor area.
- (7) See section 1711-9.9(f) re: ventilation of community rooms.
- (b) Outdoor community space.** Except in projects designed exclusively for senior citizens, outdoor play areas, suitable for pre-school children, shall be provided. A minimum of 30 square feet of play area is recommended per dwelling unit, with no space less than 2,000 square feet. Play areas shall be fenced in and shall contain play equipment. Provide adequate outdoor community space for senior citizens.