



NYC EXISTING BUILDING CODE

Limited Alterations

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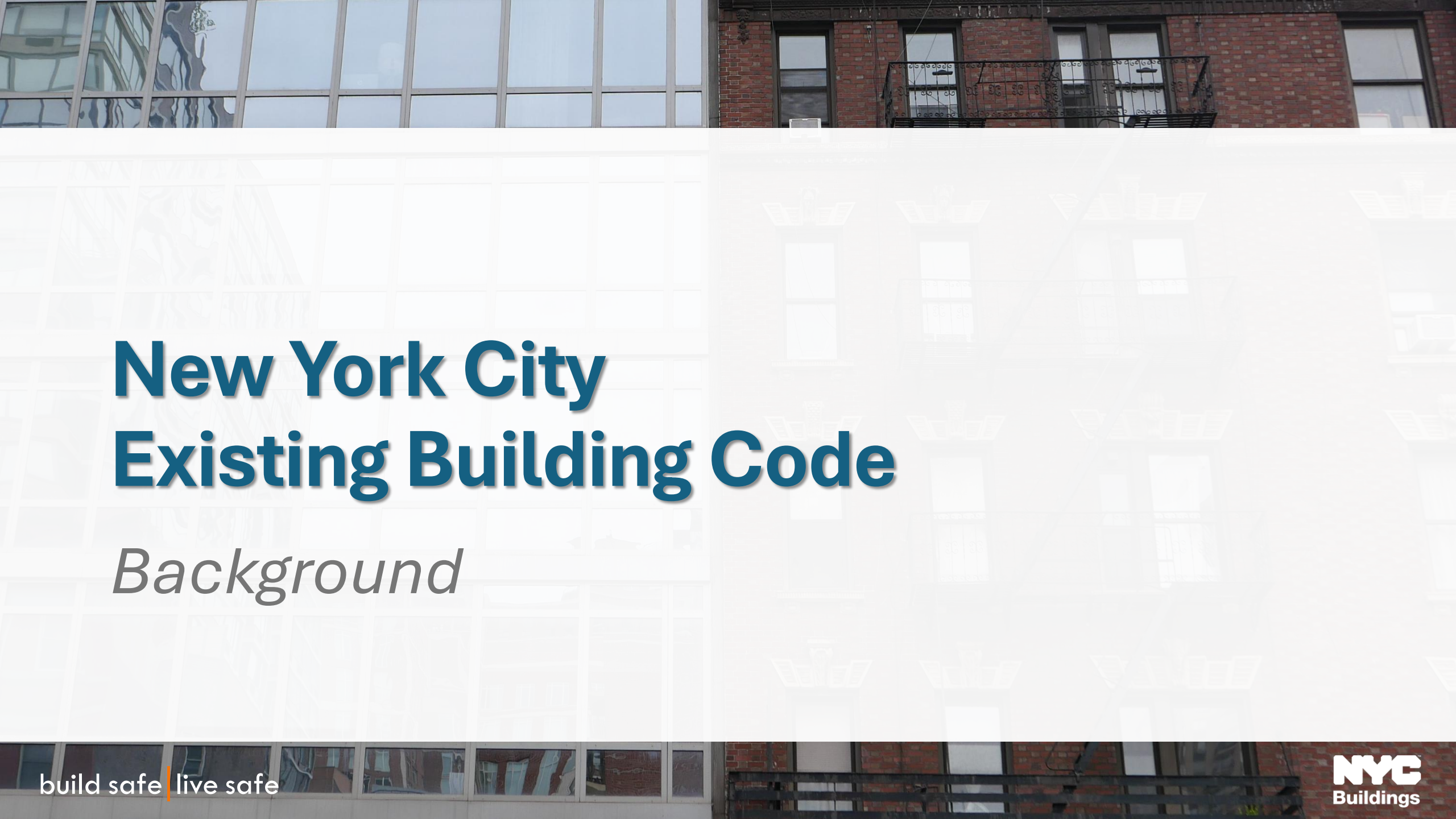
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New York City Existing Building Code

Background

Origins of the EBC

- DOB has been working toward an Existing Building Code since the development of the 2008 Construction Codes.
 - Current regulatory scheme has numerous shortcomings:
 - Multiple layers of requirements (2022, 1968, 1938, memos, ppns, plus NYS MDL)
 - Current triggers for upgrades to existing buildings are not incremental
 - Some requirements commonly require submission and review of variance requests
 - In combination, these result in longer approval and permitting processes
- DOB's goals for the EBC include:
 - Simplifying the regulatory structure
 - Bridging the gap between current and past codes
 - Clearer direction for 80,000+ annually filed alteration applications
 - Utilize the International Existing Building Code
 - A new addition to the family of NYC Construction Codes, with revision cycles
 - Remove barriers to rehabilitation of existing buildings
 - Facilitating updates, while maintaining acceptable safety

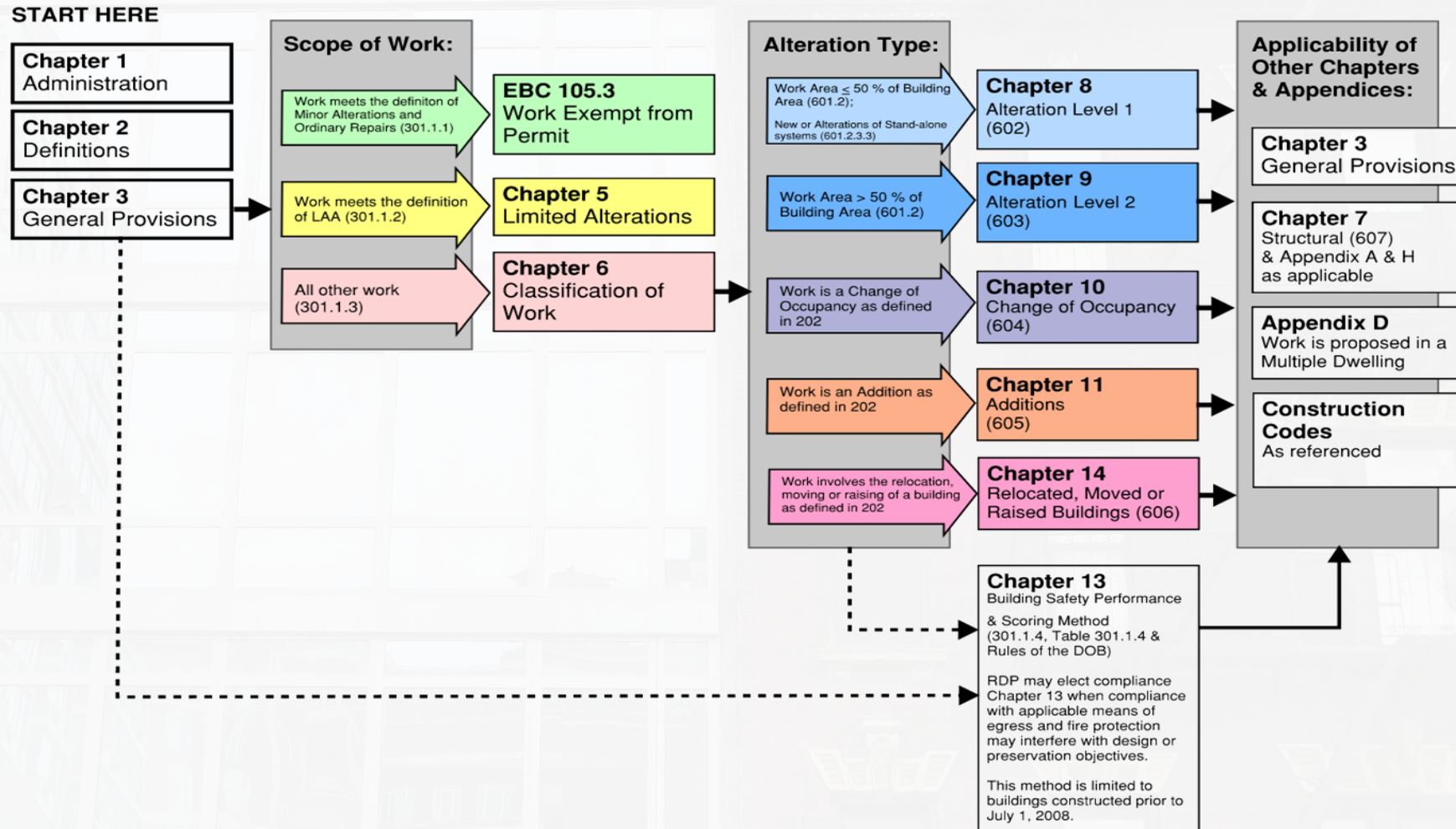
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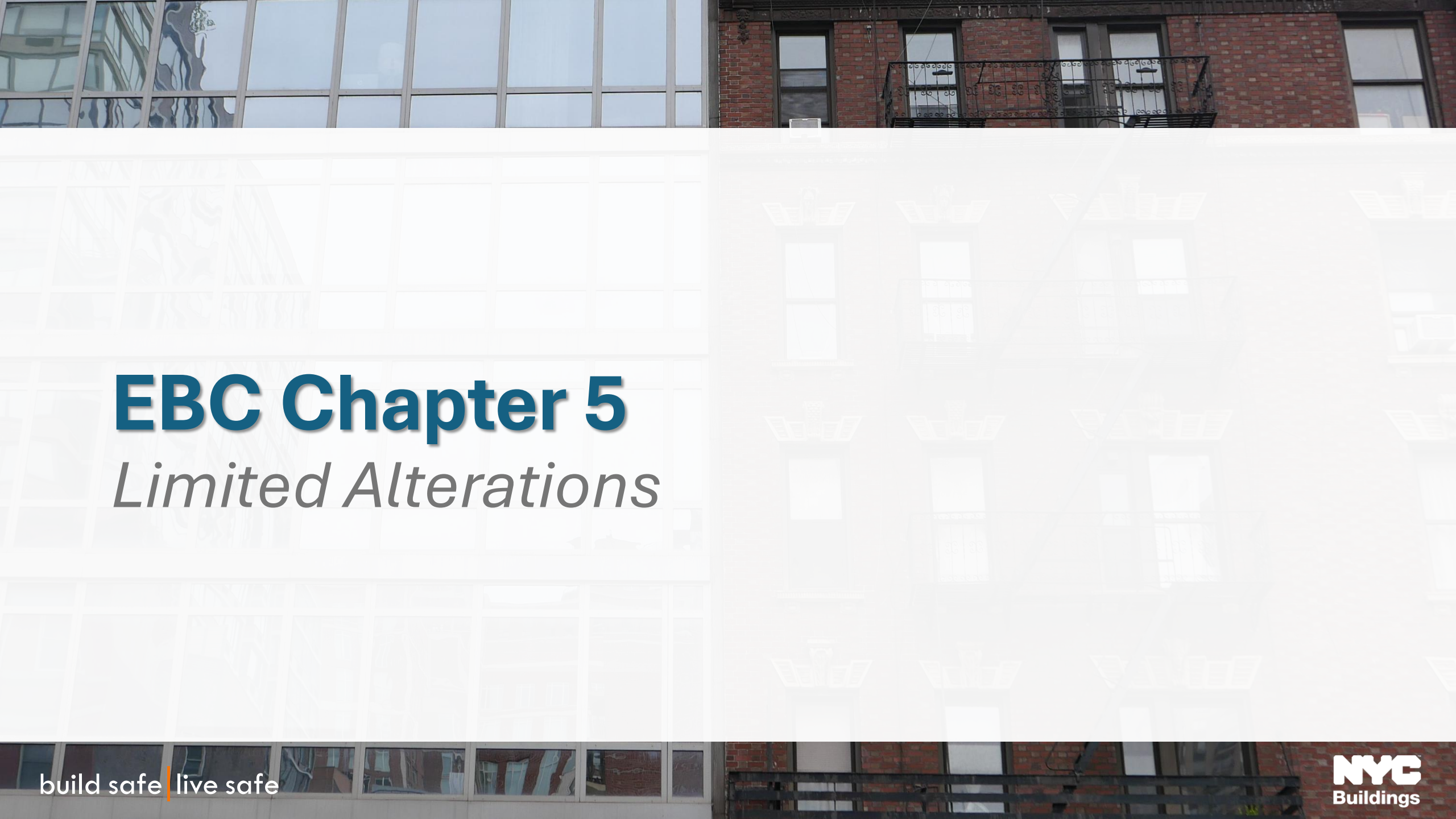
INDICATOR	DESCRIPTION
Prior	Prior Code ex. 1968 code; 1938 code, etc
Legislation	Current legislation ex. 2022 code; NYS MDL
Practice	Codifies current practice ex. Department Memos, Policy & Procedure Notices, etc
New	New
IEBC	IEBC 2015 edition of the International Existing Building Code



EBC Applicability Map

EBC Applicability Map





EBC Chapter 5

Limited Alterations

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Key Concepts

Limited alterations are types of work for which the applicant for approval of construction documents may be other than a registered design professional.

- Limited alterations are permitted by Section 28-104.6, Exception 1 of the NYC Administrative Code.
- EBC Chapter 5 carries over the limited alterations previously defined in AC Section 28-101.5 and expands the list of permitted work items as recommended by the industry during the code revision cycle:
 - **Limited oil-burning appliance alterations.**
 - **Limited plumbing alterations.**
 - **Limited sprinkler alterations.**
 - **Limited standpipe alterations.**

Key Concepts

- Chapter 5 of the EBC also introduces 4 new types of limited alterations:
 - **Limited home improvement alterations.**
 - **Limited window replacement alterations.**
 - **Limited reroofing alterations.**
 - **Limited elevator alterations.**
- The new Limited home improvement alterations are intended to promote safety and facilitate the filing of certain alterations in one- and two- family dwellings.

Notable Provisions

Section 202 – Definitions

Definitions related to EBC Chapter 5

- **ALTERATION, LIMITED.** Alterations filed with the Department pursuant to Chapter 5. Such alteration shall not include any associated alteration that would otherwise require the filing of a plan by a registered design professional.
- **HOME IMPROVEMENT CONTRACTOR.** A person licensed to engage in the home improvement business by the Department of Consumer and Worker Protection in accordance with Subchapter 22 of Chapter 2 of Title 20 of the Administrative Code.

Notable Provisions

Section 202 – Definitions (cont.)

Definitions related to EBC Chapter 5

- **LIMITED ALTERATION APPLICATION.** Application for limited oil-burning appliance alterations, limited plumbing alterations, limited sprinkler alterations, limited standpipe alterations, limited home improvement alterations, limited window replacement alterations, limited reroofing replacement alterations or limited elevator alterations, filed with the department pursuant to Chapter 5 of this code.
 - Such work shall not include any associated work that would require an alteration permit including, but not limited to, construction of fire-rated partitions and enclosures.

Notable Provisions

Section 202 – Definitions (cont.)

Definitions related to EBC Chapter 5

- **Category 1** work is limited to a new installation into an existing building or system, limited by an annual monetary cap.
- **Category 2** work includes any existing system(s) or components that are replaced, repaired or altered, and not limited by a monetary cap.
- **Category 3** work includes work on an existing system that does not require mandatory department inspection and is subject to fees determined by the department.

Notable Provisions

Section 202 – Definitions (cont.)

Question & Answer

Q. What are the differences between Category 1, 2 and 3 work items?

A.	Category 1	Category 2	Category 3
Total cost of work in a building in a 12-month period	\$50,000 maximum	No limit	No limit
Type of work	Primarily new installations and additions to existing installations and systems.	Alteration, repair, replacement, removal, or relocation of existing installations.	Work on an existing system that does not require mandatory department inspection and is subject to fees.

Notable Provisions

Section 202 – Definitions (cont.)

Definitions related to EBC Chapter 5

- Limited alterations are those alterations which are limited in scope, subject to EBC Chapter 5. Limited alterations include:
 - **LIMITED ELEVATOR ALTERATIONS.** An alteration to an existing elevator.
 - **LIMITED HOME IMPROVEMENT ALTERATIONS.** An alteration to an existing one- or two-family dwelling.
 - **LIMITED OIL-BURNING APPLIANCE ALTERATIONS.** An alteration to an oil burner/boiler system.
 - **LIMITED PLUMBING ALTERATIONS.** An alteration to a plumbing or fuel gas piping system.
 - **LIMITED REROOFING ALTERATIONS.** A reroofing alteration.
 - **LIMITED SPRINKLER ALTERATIONS.** An alteration to a sprinkler system.
 - **LIMITED STANDPIPE ALTERATIONS.** An alteration to an existing combined standpipe system.
 - **LIMITED WINDOW REPLACEMENT ALTERATIONS.** A window replacement alteration.

Notable Provisions

Section 501 – General

- **501.1 Scope.** Chapter 5 governs certain alterations made to building systems, elements or materials that are limited in scope and or value, limited to work described in Sections 503 through 510.
- **501.2 Applicant.** In accordance with AC Section 28-104.6, the applicant for approval of construction documents for limited alterations may be other than a registered design professional.
- **501.3 Additional categories of limited alterations.** The commissioner may promulgate rules to identify additional work of limited scope or value that is subject to this chapter.

Notable Provisions

Section 502 – Compliance (highlights)

- **502.1 General.** All limited alteration work shall comply with the applicable provisions of the EBC and other codes.
- **502.2 Applicants for permits.** Applicants for limited alteration permits shall meet the minimum qualifications appropriate for the work filed in accordance with the NYC Administrative Code articles and the EBC:
 - **AC 408 – Master plumber license.**
 - **AC 410 – Master fire suppression piping contractor license.**
 - **AC 412 – Oil-burning equipment installer license.**
 - **AC 418 – General contractor registration.**
 - **AC 421 – Elevator agency director license.**
- The department may establish additional requirements for the home improvement contractors performing Limited home improvement work.

Notable Provisions

Section 502 – Compliance (highlights cont.)

Question & Answer

Q. *Who can be the applicant for Limited Alteration Application when adding 8 new plumbing fixtures to an existing building?*

A. *A licensed master plumber meeting the requirements of Article 408 of the NYC Administrative Code.*

Notable Provisions

Section 502 – Compliance (highlights, cont.)

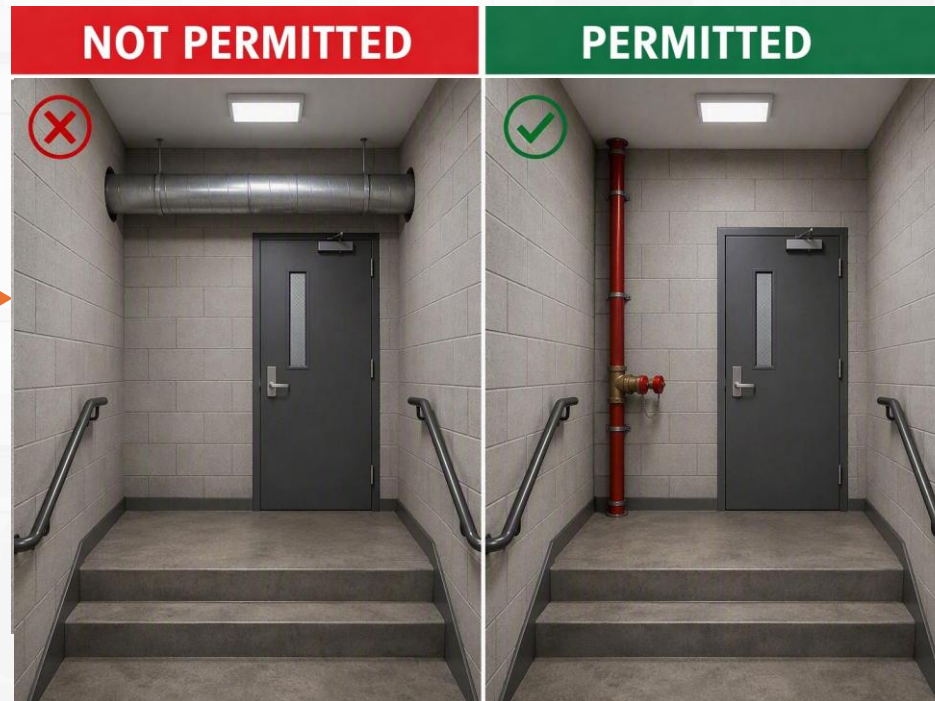
- **502.3 New and replacement materials, assemblies and details.** New and replacement materials shall meet new construction requirements. Like materials may be used when no unsafe condition is created.
- **502.4 Inspections.** Limited alterations shall be tested and inspected in accordance with the applicable codes including referenced standards.
- **502.7 Penetrations of floor/ceiling assemblies and fire-resistance-rated assemblies.** Where penetrations of fire resistance rated floor/ceiling assemblies and assemblies are required as part of a limited alteration application, penetrations shall be in accordance with the requirements of Sections 502.7.1 through 502.7.6.
 - Where such penetrations cannot be protected in accordance with these sections, the work shall not be permitted under a limited alteration application.

Notable Provisions

Section 502 – Compliance (highlights, cont.)

- **502.7.1 Stair enclosures.** Penetrations through a stair enclosure or a stair landing shall not be permitted as part of a limited alteration application, except for limited standpipe or sprinkler alteration work.

Electrical/mechanical penetration – **not** permitted as part of limited alteration work. →

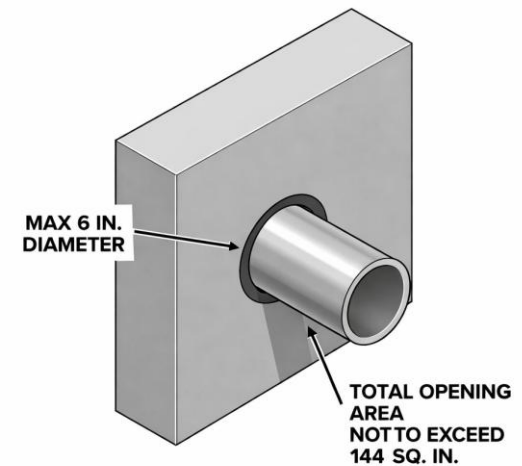


← Sprinkler or standpipe penetration – permitted as part of limited alteration work.

Notable Provisions

Section 502 – Compliance (highlights, cont.)

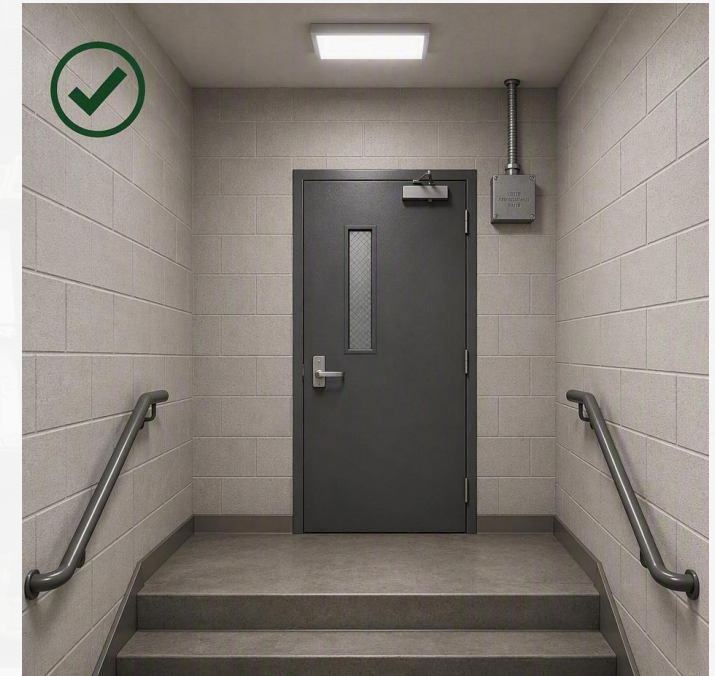
- **502.7.2 Prescriptive methods.** Penetrations of rated floor/ceiling and wall assemblies by steel, ferrous or copper conduits, pipes, tubes, or vents no greater than **6" diameter** with a total cross-sectional area of opening of **144 sq. in.** are permitted to be sealed without certification by a manufacturer for those performing the installation.
 - Concrete or masonry walls or floors. The annular space around penetrations in a single concrete or masonry wall/floor shall be sealed with concrete, grout or mortar installed through the full thickness of the floor or thickness required to maintain the fire-resistance rating.
 - For walls and floors in prior code buildings. In prior code buildings, the annular space around penetrations through walls and floors shall be permitted to be of materials and thickness matching the adjacent existing construction provided that any firestopping sealant shall be noncombustible.



Notable Provisions

Section 502 – Compliance (highlights, cont.)

- **502.7.3 Fire-resistant penetrations and joints.** Penetration into or through fire-rated wall/horizontal assemblies shall be protected by an approved through-penetration fire stop system installed and tested in accordance with ASTM E 814 or UL 1479 with specified F and T ratings. Manufacturer's certification is required.
- **502.7.4 Electrical boxes.** Penetrations by listed electrical boxes of any material may be permitted provided such boxes have been tested for use in fire-resistance-rated assemblies.
- **502.7.5 Additional methods and qualifications.** The department may approve additional methods of firestopping by rule.
- **502.7.6 Certification by permit holder.** The permit holder shall certify to the department that the firestopping installation meets the requirements of Section 502.7, including proper restoration of abandoned openings.



Notable Provisions

Section 503 – Limited Oil-burning Appliance Alterations

(carried over from the Administrative Code with additional & modified work items)

- **503.1 Filing.** Limited oil-burning appliance alterations shall be filed and performed by a licensed oil-burning equipment installer.
- **503.2 Categories of work.** Limited oil-burning appliance alterations shall be limited to the types of work set forth in Sections 503.2.1 and 503.2.2.
- **503.2.1 Category 1.** An addition to an existing oil-burning appliance meeting the following conditions.
 - The total cost of the proposed category 1 work in the building does not exceed \$50,000 in any 12-month period; and the proposed work is limited to the installation of:
 1. Oil equipment;
 2. Oil-fired appliances, located within the same enclosure or room as the existing oil-burning appliance;
 3. Unit heaters; or
 4. Oil piping including no more than 2 above-ground oil tanks each with a capacity of no more than 330 gallons.

Notable Provisions

Section 503 – Limited Oil-burning Appliance Alterations (cont.)

(carried over from the Administrative Code with additional work items)

Question & Answer

Q. *An oil-burning equipment installer is asked by a building owner to install a new oil-fired appliance within the same room as the existing oil-burning appliance. Can such work be filed as a Category 1 limited alteration?*

A. *The OBI shall assess the total cost of limited alterations made in this existing building. If the total cost of Category 1 work, including the new work, in a 12-month period, does not exceed \$50,000, the installer can proceed with filing the new work as Category 1 limited alteration.*

However, if the total Category 1 work exceeds \$50,000 in a 12-month period, the new work cannot be filed as a limited alteration and requires a full permit and submission of plans by a licensed architect or engineer.

Notable Provisions

Section 503 – Limited Oil-burning Appliance Alterations (cont.)

(carried over from the Administrative Code with additional & modified work items)

- **503.2.2 Category 2.** An alteration, repair, replacement or removal of existing oil-burning appliances, piping, and equipment that is not subject to cost or duration limitations and that is limited to the following:
 1. Replacement of oil burners, oil-burning appliances or water heaters in which the heat input per appliance does not exceed 3 million Btu/h.
 2. Relocation of an oil burner, oil-burning appliance or water heater within the same enclosure or room.
 3. Placement of a temporary DOB registered oil-fired mobile boiler and fuel oil storage tank with associated piping at a site for emergency heating.
 4. Placement of a temporary fuel oil storage tank with a capacity of 5,000 gallons or less at a site for emergency use and connected to an existing oil-burning appliance.
 5. Repair, replacement or relocation of oil equipment, appliances or oil piping including no more than 2 above-ground oil tanks, each with a capacity of no more than 330 gallons. Any such relocation shall be only within the same enclosure or room.
 6. The change of grade of fuel oil *(new work item added to codify existing practice)*.

Notable Provisions

Section 503 – Limited Oil-burning Appliance Alterations (cont.)

(carried over from the Administrative Code with additional & modified work items)

- Examples of limited oil-burning appliance alterations – Category 2 work items:



3. Temp. DOB registered oil-fired mobile boiler and fuel oil storage tank with associated piping at a site for emergency heating.



4. Temp. fuel oil storage tank with a capacity $\leq 5,000$ gal. at a site for emergency use, connected to an exist. oil-burning appliance.



5. Repair, replacement or relocation of oil equipment, appliances or oil piping including no more than 2 above-ground oil tanks, each with a capacity ≤ 330 gal. in same room.

Notable Provisions

Section 504 – Limited Plumbing Alterations

(carried over from the Administrative Code with additional & modified work items)

- **504.1 Filing.** Limited alterations made to a plumbing, fire suppression or fuel gas piping system or service shall be filed and performed by a licensed master plumber.
- **504.2 Categories of work.** Limited plumbing alterations shall be limited to the types of work set forth in Sections 504.2.1 and 504.2.2
 - **504.2.1 Category 1.** An addition to an existing plumbing or fuel gas piping system or service where the total cost of the proposed Category 1 work in the building does not exceed \$50,000 in any 12-month period.
 - **504.2.2 Category 2.** The repair, replacement of or alteration to an existing plumbing or fuel gas piping system that is not subject to cost or duration limitations.

Notable Provisions

Section 504 – Limited Plumbing Alterations (cont.)

(carried over from the Administrative Code with additional & modified work items)

■ Examples of Category 1 work:

- The addition of not more than 10 plumbing fixtures or fixture connections in a building within any 12-month period *(5 fixtures in 2022 AC)*. The installation of the new fixtures shall be in compliance with Section 310.7 and not cause an existing system to become overloaded *(# of fixtures updated)*.
- The installation of new fuel gas piping in conjunction with the addition of not more than 6 unit heaters or 6 infrared heaters.
- The installation of new fuel gas piping in conjunction with the addition of gas appliances, see EBC 504.2.1 for types and quantities of appliances permitted *(updates 2022 AC provisions)*.
- The installation of new fuel gas piping to supply a lawfully existing appliance *(new item added)*;
- The installation of piping serving electric water heaters. Electrical work shall be filed and performed in accordance with the NYC Electrical Code *(new work item added)*.
- See EBC Section 504.2.1 for complete list of Category 1 work items.

Notable Provisions

Section 504 – Limited Plumbing Alterations (cont.)

(carried over from the Administrative Code with additional & modified work items)

■ Examples of Category 2 work:

- The repair, replacement of or alteration of existing plumbing or fuel gas piping serving the same number of fixtures and appliances.
- The in-kind replacement of plumbing fixtures and gas equipment (removes the restriction that appliances should not produce heat or hot water).
- The relocation of plumbing fixtures, and the replacement of plumbing fixtures that includes the installation and alteration of piping serving the fixture.
- The installation or replacement of primary backflow preventers.
- The installation of a fat, oil, and grease interceptor not exceeding a capacity of 200 lbs. The replacement of an interceptor with one having the same capacity and not exceeding a maximum of 1,000 lbs.
- See EBC Section 504.2.2 for a complete list of Category 2 work items (14 items in 2022 AC, expanded to 18 items, includes rearrangements of existing items and added clarity).

Notable Provisions

Section 505 – Limited Sprinkler Alterations

(carried over from the Administrative Code with additional & modified work items)

- **505.1 Filing.** Limited alterations made to sprinkler systems shall be filed and performed by a master fire suppression piping contractor.
- **505.2 Categories of Work.** Limited sprinkler alterations shall be limited to the types of work set forth in Sections 505.2.1 through 505.2.3.
 - **505.2.1 Category 1.** An alteration to an existing sprinkler system where the total cost of the proposed Category 1 work in the building does not exceed \$50,000 in any 12-month period, the fire rating of the area where the new sprinkler heads are being installed is not being altered and the proposed work is limited to the installation of up to 5 new sprinkler heads off of an existing sprinkler system.

Notable Provisions

Section 505 – Limited Sprinkler Alterations

(carried over from the Administrative Code with additional & modified work items)

EBC §505.2.1

Category 1 – Limited Sprinkler Alteration

COST LIMIT

Total cost shall not exceed
\$50,000 within
any 12-month period.

\$50,000 / 12 MO

FIRE RATING

Fire-resistance ratings of existing
construction shall
remain unchanged.

UNCHANGED

SPRINKLER HEADS

Maximum of 5 new sprinkler
heads connected to
the existing system.

≤ 5 NEW HEADS

COMPLIANCE NOTES

1. Work shall not reduce the existing fire-resistance rating of any building element.
2. Total aggregate cost of work may not exceed \$50,000 in any 12-month period.
3. A maximum of 5 new sprinkler heads may be added, connected to an existing approved sprinkler system.

Notable Provisions

Section 505 – Limited Sprinkler Alterations

(carried over from the Administrative Code with additional & modified work items)

- **505.2.2 Category 2.** An alteration, repair or replacement of an existing sprinkler system or combined sprinkler standpipe system that is not subject to cost or duration limitations.
- **Examples of Category 2 work:**
 - Replacement of sprinkler heads, provided that orifice sizes, type & deflector positions remain the same.
 - Replacement of parts required for the operation of a sprinkler system or combined sprinkler standpipe system *(modified to remove restriction of maintaining the orifice size, type and deflector position)*.
 - Changes that do not alter the type of sprinkler system.
 - Repair, replacement or relocation of piping that does not affect the operation of the sprinkler system *(changed from “Rearrangement” to “Repair, replacement or relocation”)*.
 - See EBC Section 505.2.2 for complete list of Category 2 work items.

Notable Provisions

Section 505 – Limited Sprinkler Alterations

(carried over from the Administrative Code with additional & modified work items)

- **505.2.3 Category 3.** An alteration, repair or replacement of components of an existing sprinkler system that may be performed without the requirement of department inspections (*this is a new category for work not requiring DOB inspection*).
- **Examples of Category 3 work:**
 - Direct replacement of drain piping.
 - Direct replacement of water flow, valve tamper, high-low pressure and similar switches.
 - Direct replacement of fire suppression related valves, gauges and controls.
 - Repair or replacement of fire pump system components of same type and capacity including seals and repacking of pump shafts, not including the full replacement of a fire pump.

Notable Provisions

Section 506 – Limited Standpipe Alterations

(carried over from the Administrative Code with additional & modified work items)

- **506.1 Filing.** Limited standpipe alterations shall be filed and performed by a licensed master fire suppression piping contractor or licensed master plumber.
- **506.2 Categories of Work.** Limited standpipe alterations shall be limited to the types of work set forth in Section 506.2.1.
 - **506.2.1 Category 2.** An alteration, replacement or repair to an existing standalone or combined standpipe system that is limited to the following:
 - Repair, replacement, rearrangement or relocation of components and piping required for the operation of a standalone or combined standpipe system *(added “repair” and “rearrangement” to scope)*.
 - Relocation of standalone or combined standpipe auxiliary hose sources and cabinets within 10 ft. of their original location.
 - Unlimited cut and cap of an existing standalone or combined standpipe system for a demolition or gut renovation.
 - Relocation of a fire department connection as part of a standalone system *(new item added)*.

Notable Provisions

Section 507 – Limited Home Improvement Alterations

(a new type of limited alteration introduced with the EBC)

- **507.1 Filing.** In a one- and two-family dwelling, the work specified in Section 507 shall be permitted to be filed as limited home improvement alterations and performed by a homeowner or home improvement contractor. Exceptions:
 - Buildings located in a special flood hazard area.
 - Where the scope includes work such as: cutting away gravity load bearing elements; removal of portions of fire walls; new flooring materials weighing more than 5 psf.
 - See EBC Section 507.1 for the full list of excluded work items.

Question & Answer

Q. *An alteration in a one-family dwelling requires modifications to a bearing wall. Can this alteration be filed as a limited home improvement alteration?*

A. *No, since the work involves cutting away a gravity load bearing element, it should be filed as a Level 1 or Level 2 alteration.*

Notable Provisions

Section 507 – Limited Home Improvement Alterations (cont.)

(a new type of limited alteration introduced with the EBC)

- **507.1.1 Performance of work.** All work subject to EBC 507 shall be performed by the homeowner or a home improvement contractor. Work filed by the homeowner shall be performed by the homeowner. Where any other work is to be performed by a contractor, such other work shall be performed under a separate work permit or limited alteration permit.
 - **507.1.1.1 Electrical work.** Electrical work associated with the home improvement shall be filed and performed by a licensed electrician.
 - **507.1.1.2 Plumbing work.** Plumbing work associated with the home improvement shall be filed and performed by a licensed plumber.



Licensed Electrician

Licensed Plumber

Notable Provisions

Section 507 – Limited Home Improvement Alterations (cont.)

(a new type of limited alteration introduced with the EBC)

- **507.2. Covered work.** Limited home improvement alterations shall be limited to the types of work set forth in Sections 507.2.1 through 507.2.3.
 - **507.2.1 Alterations filed by homeowners or home improvement contractors.** Alterations, repairs and replacement work made to one- and two-family dwellings limited to the following:
 - Constructing a storage closet. Such closet:
 1. Shall not include a window.
 2. Shall not block a window.
 3. Shall not exceed **20 SF** in area.
 4. Shall not block a sprinkler head.
 5. Shall not reduce the dimension of a habitable room to **< 8 ft.** or area to **< 80 SF**.
 - Adding insulation material to attics, provided the insulation R-values comply with the NYC ECC.



Homeowner or home improvement contractor

Notable Provisions

Section 507 – Limited Home Improvement Alterations (cont.)

(a new type of limited alteration introduced with the EBC)

- **507.2.2 Alterations filed by home improvement contractor.** Alterations, replacement and repairs made to one- and two-family dwellings filed and performed by home improvement contractors limited to the following:
 - Construction of attached rear yard decks with a maximum projection of **8 ft.** into a rear yard and maximum height of **5 ft.** above grade.
 - Installation of a central air conditioning system in compliance with the NYC ECC with maximum capacity of **5 tons.**

Question & Answer

Q. *Is a licensed electrician required for the installation of a central air conditioning system at a one- or two- family dwelling?*

A. *Yes, per EBC Section 507.1.1, a licensed electrician is required for electrical work associated with limited home improvement alterations.*

Notable Provisions

Section 507 – Limited Home Improvement Alterations (cont.)

(a new type of limited alteration introduced with the EBC)

- **507.2.3 Alteration to existing kitchen, bathroom, or toilet room.** In one- or two-family dwellings not more than 3 stories high, the renovation or the replacement of a lawfully existing kitchen, bathroom, or toilet room may be performed as a limited home improvement alteration limited to the following:
 - Removal and replacement of cabinets.
 - Removal and replacement of plumbing fixtures.
 - Removal and replacement of appliances.
 - Removal, replacement, and installation of wall, floor, and ceiling finishes and insulation materials.

Notable Provisions

Section 508 – Limited Window Replacement Alterations

(a new type of limited alteration introduced with the EBC)

- **508.1 Filing.** Limited window replacement alterations shall be filed and performed by a home improvement contractor or by a general contractor. Replacements that are not filed by such contractors shall not qualify as limited window replacement alterations and must be filed as or part of a Level 1 or Level 2 alteration.
 - **508.1.1 Work exempt from permit.** See EBC Section 105.3 for window replacements exempt from permit for one- and two-family dwellings.
- **508.2 Covered work.** Limited window replacement alterations shall be limited to the replacement of the sash and the covering where the existing openings are not modified in size. Other window replacement work shall be filed as or part of a Level 1 or Level 2 alteration.
 - **Exception:** Replacement of windows required to be fire-rated shall not be filed as a limited window replacement alteration.

Notable Provisions

Section 508 – Limited Window Replacement Alterations (cont.)

(a new type of limited alteration introduced with the EBC)

Question & Answer

Q. A window replacement requires a larger wall opening to accommodate the new window size. Can this be filed as a Limited Window Replacement Alteration?

A. No, per EBC Section 508.2, window replacements that modify the size of existing openings shall be filed as (or as part of) a Level 1 or Level 2 alteration.

- **508.2 Covered work.** Limited window replacement alterations shall be limited to the replacement of the sash and the covering where the existing openings are not modified in size. Other window replacement work shall be filed as or part of a Level 1 or Level 2 alteration.
 - **Exception:** Replacement of windows required to be fire-rated shall not be filed as a limited window replacement alteration.

Notable Provisions

Section 508 – Limited Window Replacement Alterations (cont.)

(a new type of limited alteration introduced with the EBC)

- **508.3 Compliance.** Windows shall comply with the NYC ECC and BC Chapters 12, 16 and 33.
 - **508.3.1 Residential light and air.** Replacement windows serving dwelling units in Groups I-1, R-1, R-2 or R-3 shall not reduce the area of glazing or operable area below the standards of BC Chapter 12, except where different requirements are provided in EBC Appendix D.
 - **508.3.2 Emergency escape and rescue openings.** Replacement windows in Group R-2 and R-3 occupancies shall comply with Section 303.8.
 - Section 303.8 requires emergency escape and rescue openings for replacement windows in sleeping rooms located below the 4th story and in below-grade stories per BC 1030, with an exception for the largest standard window that will fit in an existing frame.
 - **508.3.3 Window guards.** Replacement of windows in Group R-2 occupancies shall comply with Section 303.7, which references NYC Dept. of Health and Mental Hygiene requirements.

Notable Provisions

Section 509 – Limited Reroofing Alterations

(a new type of limited alteration introduced with the EBC)

- **509.1 Filing.** Limited reroofing alterations shall be filed and performed by a home improvement contractor or by a general contractor. Reroofings that are not filed by such contractors shall not qualify as limited reroofing alterations and must be filed as or part of a Level 1 or Level 2 alteration.
 - Exception. See Section 105.3 for reroofing not required to be performed pursuant to a permit for one- and two-family dwellings.
- **509.2 Covered work.** Limited reroofing alterations shall be limited to the following:
 - Roof repair, as defined in EBC Chapter 2 – reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.
 - Reroofing of less than **1,000 SF**.

Notable Provisions

Section 509 – Limited Reroofing Alterations (cont.)

(a new type of limited alteration introduced with the EBC)

■ 509.2 Covered work (cont.):

- Installation of coatings designed to increase reflectivity and/or prolong the service life of the existing roof covering.
- Installation of insulation above the roof deck/sheathing, provided that the NYC ECC does not require additional thermal insulation for the roof.
- Replacement of existing deteriorated roof sheathing:
 - Limited to not more than **10%** of all existing roofs on the building for buildings with roof areas totaling less than **1,300 SF**.
 - Limited to **130 SF** for buildings with roof areas totaling more than **1,300 SF**.
 - Limited to **65 contiguous square feet** in any location.

Notable Provisions

Section 510 – Limited Elevator Alterations

(a new type of limited alteration introduced with the EBC)

- **510.1 Filing.** Limited elevator alterations shall be filed and performed by a licensed elevator agency director.
 - **510.1.1 Application.** Limited elevator alteration applications shall be filed for repairs, replacements and modifications for damaged, broken or worn parts that are necessary for normal elevator maintenance as described in Section 510.2.
 - **510.1.2 Other work.** Any elevator repair, replacement or modification work that requires an electrical/mechanical safety load test shall not be filed as limited elevator alteration. See Section 510.3 for additional work that must be filed as a Level 1 alteration.

Notable Provisions

Section 510 – Limited Elevator Alterations (cont.)

(a new type of limited alteration introduced with the EBC)

- **510.2 Covered work.** Limited elevator alterations shall include the items of work covered by those provisions of ASME A17.1, as modified by BC Appendix K, identified in EBC Table 510.2.
 - See EBC Table 510.2 for a complete list of scope items permitted as limited alterations.

Question & Answer

Q. *What is an example of a scope item permitted for a Limited Elevator Alteration?*

A. *Power operation of hoistway doors or door reopening device for alteration of electric or hydraulic elevators. See EBC Table 510.2 for details.*

- **510.3 Level 1 alteration work.** Limited elevator alterations shall not include items of work covered by those provisions of ASME A17.1 as modified by BC Appendix K, identified in Table 812.1 of this code. Such work shall be filed as a Level 1 Alteration.



NYC EXISTING BUILDING CODE

Limited Alterations

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MODULE H

CONTACT US

■ WEBPAGE

- <https://www.nyc.gov/site/buildings/codes/existing-building-code.page>

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The image shows a street-level view of two buildings. On the left is a modern building with a grid of large glass windows reflecting the sky and other buildings. On the right is a traditional red brick building with multiple stories, featuring ornate window lintels and black metal fire escapes. A large white logo is centered over the image, spanning both buildings.

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