

Amendments to Ordinary Plumbing Work

As of February 22, 2026, the provisions of §28-105.4.4 of the 2022 New York City General Administrative Provisions Code have been amended by Local Law 142 of 2025. The **OP128 form** fees have been adjusted based on the scope of work.

The new **OP128: Heat & Hot Water (OP128: HHW) form** and \$130 fee will be used for the replacement of a boiler, hot water heater, and furnace in 1-5 family residential buildings. The **Department must be notified** of ordinary plumbing work appliance and connector information. There is no change to the recording of all other ordinary plumbing work, which must be documented on the **OP128 form** with the required a \$130 fee.

Following are the amended provisions of §28-105.4.4 in the 2022 NYC General Administrative Provisions Code:

Use the OP128 form for Items 1-4 & 6-9

1. The removal of a domestic plumbing system is not connected to a fire suppression or fire protection system, or the removal of a portion of such system.
2. The relocation of up to two (2) plumbing fixtures within the same room to a maximum of 10ft. (3048 mm) distance from the original location, except in healthcare facilities.
3. Installation, replacement or repair of a food waste grinder (food waste disposal) or secondary back flow preventer and the replacement or repair of a sump pump.
4. The [replacement of closest bends] repair components of a plumbing appliance or plumbing appurtenance or the replacement of a plumbing appurtenance.

Use the OP128: HHW form for Item 5

5. Buildings classified as residential occupancy groups occupied by five families or fewer [in occupancy group R2 occupied by fewer than six families or in buildings in occupancy group R3], the replacement of a gas water heater, gas furnace, or gas-fired boiler with a capacity of 350,000BTU (103 kW) or less where the existing appliance [gas cock] shut off valve is not moved, provided that the plumber has inspected the chimney and found it to be in good operational condition.
6. The repair or replacement of any non-gas, non-fire suppression piping not longer than 25 feet (7620 mm) inside a building or connected piping previously repaired or replaced under this provision.
7. The repair or replacement of any non-gas, non-fire suppression branch piping after the riser shut off valve, including the replacement of fixtures, [limited to two bathrooms and one kitchen per building per monthly reporting period].
8. The replacement of [flexible gas tubing no greater than 4 feet (1219 mm) in length located downstream of the existing gas cock to an appliance, provided such gas tubing does not penetrate a wall] an appliance connector serving the following domestic gas appliances: ranges, ovens, stoves, barbecues and clothes dryers where the existing appliance shut off valve remains and replacement shall be in accordance with the Code and the New York City Fuel Gas Code. The existing appliance shut off valve shall be accessible and in good working condition with no noticeable corrosion or deterioration.
9. The replacement of the following domestic gas appliances: ranges, ovens, stoves, barbecues and clothes dryers where the existing appliance shut off valve remains and when such appliance replacement is in accordance with this Code and the New York City Fuel Gas Code. The existing appliance shut off valve shall be accessible and in good working condition with no noticeable corrosion or deterioration.

OPW Limitations

- Each monthly report may cover as many as 20 minor alterations and repairs.
- No more than two bathrooms and one kitchen per building, per monthly report.
- Gas, sprinkler and standpipe work is not permitted on an OPW report, as per Administrative Code and the 2022 Building Code §28-105.4.4.
- Alteration of a domestic water system with a sprinkler take-off (sprinkler off domestic, less than 30 heads) is not permitted as ordinary plumbing work. A **Limited Alteration Application (LAA)** or a **PL permit** is required.
- To relocate a fixture, licensed master plumbers may run 10 feet of waste, water and vent piping for installation.

Supplemental Documents

- For the replacement of a lawfully, existing boiler, furnace or hot water heater work in a 1-5 family residential building, licensed master plumbers must file the new **OP128: HHW form** and submit a chimney affidavit confirming the chimney is in good working order.
- When an internal secondary RPZ (Backflow Prevention Device) is installed, a Buildings issued RPZ Test Report is required, not DEP Gen 215. This Test Report (OP129) is available on our website at nyc.gov/buildings.