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Table 1
Work Exempt from Permit in One- and Two-family Dwellings

1. Sheds
Temporary portable freestanding sheds erected on the same zoning lot as, and accessory to, a one- or two-family dwelling, provided that all of the following requirements are met:
(1) The shed shall not exceed 120 square feet in area and shall not be more than 7'6" in height; and
(2) The shed shall not obstruct any required window; and
(3) The shed shall not be located within 3 feet (915 mm) of any lot line; and
(4) The shed shall be used for storage of normal household goods, tools, or similar items; and
(5) There shall not be more than one such shed on any tax lot.

2. Fences
Fences 6 feet (1829 mm) or less in height, as measured from the higher of the two adjoining grades, in connection with one and two-family dwellings.

3. Small swimming pools
Outdoor in-ground or above-ground pools accessory to a one- or two-family dwelling limited to 400 square feet in area, provided that the distance from the edge of an in-ground pool to any building or lot line is greater than the depth of the deepest portion of the pool *("X" in diagram below)*, and: (1) there is an existing slop sink for indirect waste; or, (2) a plumbing permit is obtained for the installation of such sink.

4. Playground Equipment
Playground equipment accessory to a one- or two-family dwelling.

5. Packaged air conditioning unit in existing buildings
Packaged air-conditioning unit not exceeding 5 tons rated capacity, installed in an existing building, including installations in existing windows or in existing sleeves under windows, and that is not part of an alteration that otherwise requires a permit. *(Note: The installation of split systems, regardless of size, requires a permit)*

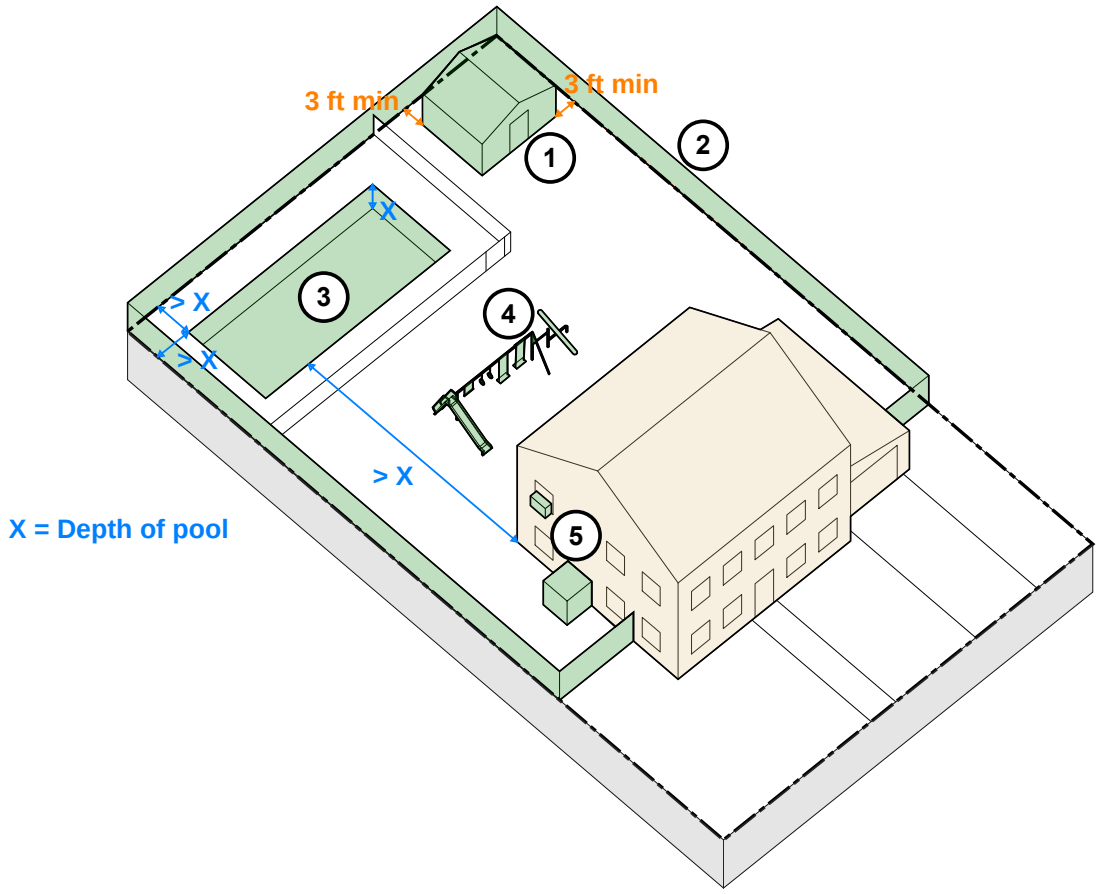

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Table 2
Work that may be Exempt from Permit in All Buildings
III. Interior Partitions

1. Retaining walls.
Retaining walls less than 4 feet (1219 mm) in height, measured from the top of the footing to the top of the wall, and the wall:
(1) does not support a surcharge; or
(2) does not impound Class I, II or III-A liquids, as defined by section 307.2 of the New York City Building Code.

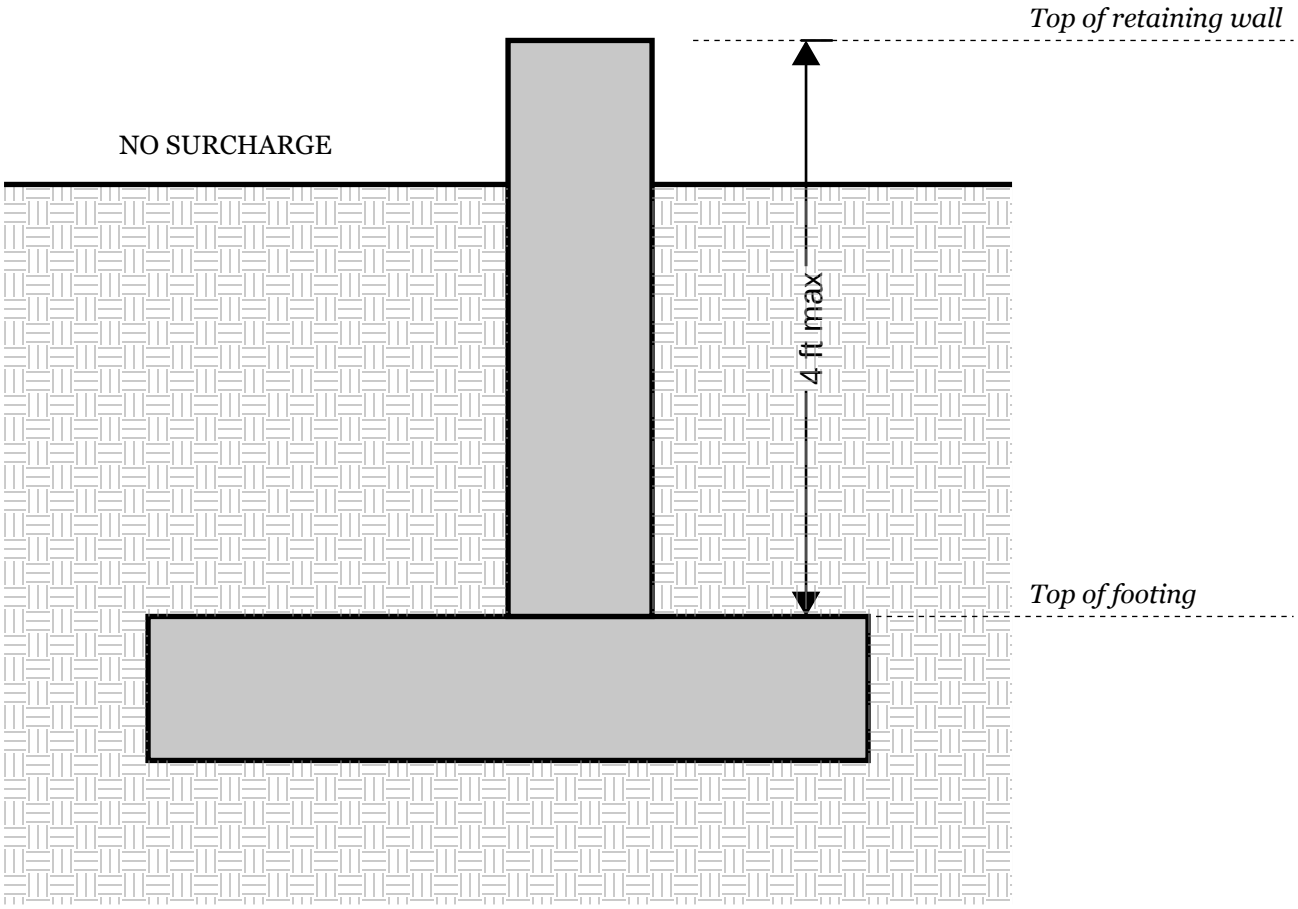

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Table 2
Work that may be Exempt from Permit in All Buildings
III. Interior Partitions

1. Non-fire-rated and non-load-bearing wall, temporary removal.
Where the cutting away and temporary removal of any portion of a non-load-bearing, non-fire rated partition is limited to the lesser of 50% of a given wall *[ref Fig. 1]* or 45 square feet in area *[ref Fig. 2]*, and where at the completion of work the partition is restored to its original condition.

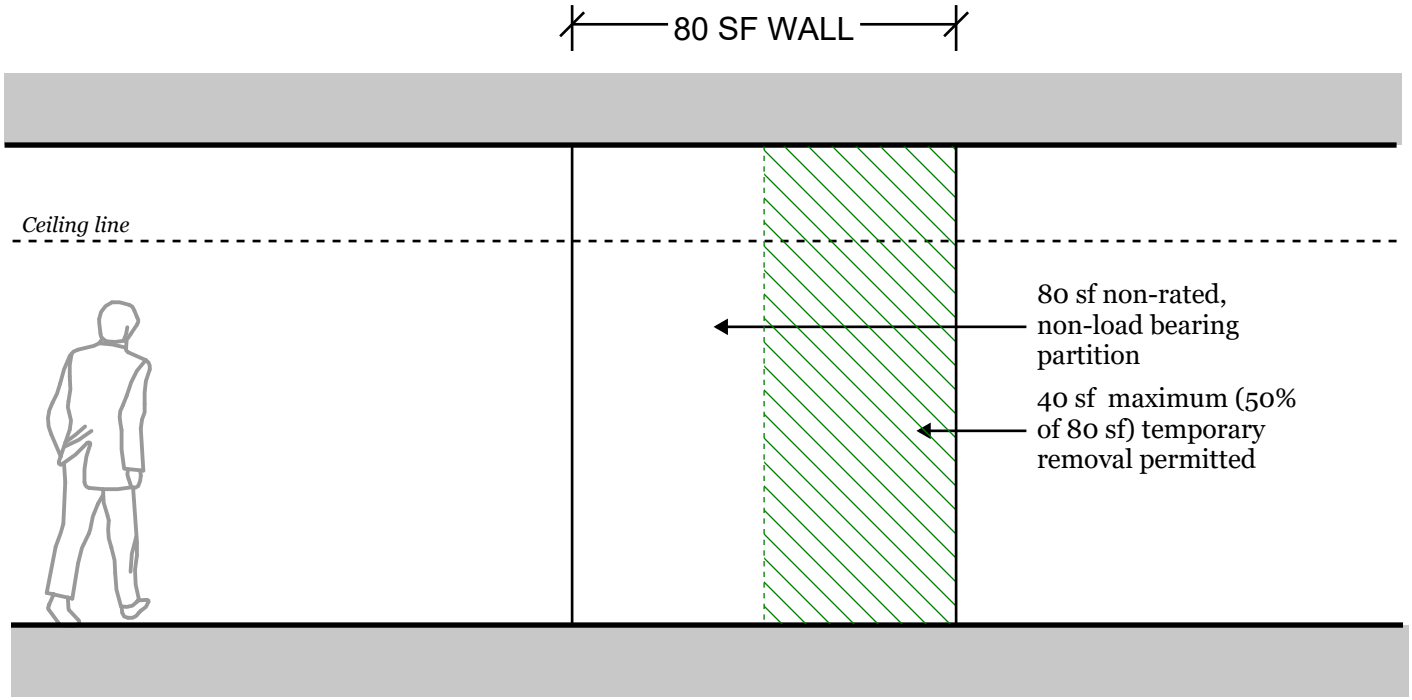

Fig. 1: (50% scenario)

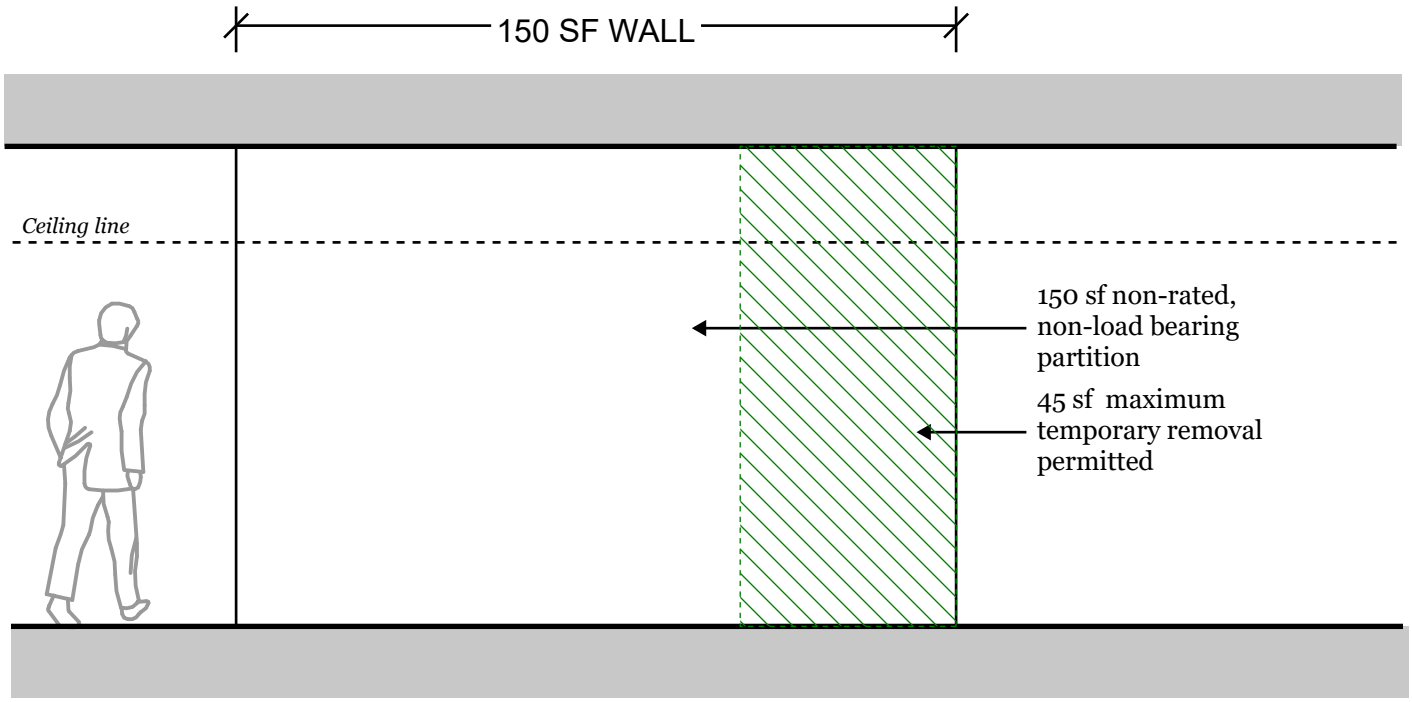

Fig. 2: (45 sf scenario)

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Table 3
Facade Work that may be Exempt from Permit in all Buildings
I. Masonry (not including Terra Cotta and Stone)

2. Removal and replacement of individual bricks - single outside wythe up to 10 sf., not to exceed 4 ft. horizontally, in any 100 sf. of wall area, and the cumulative area of all brick replacement on all facades does not exceed 150 sq. ft.

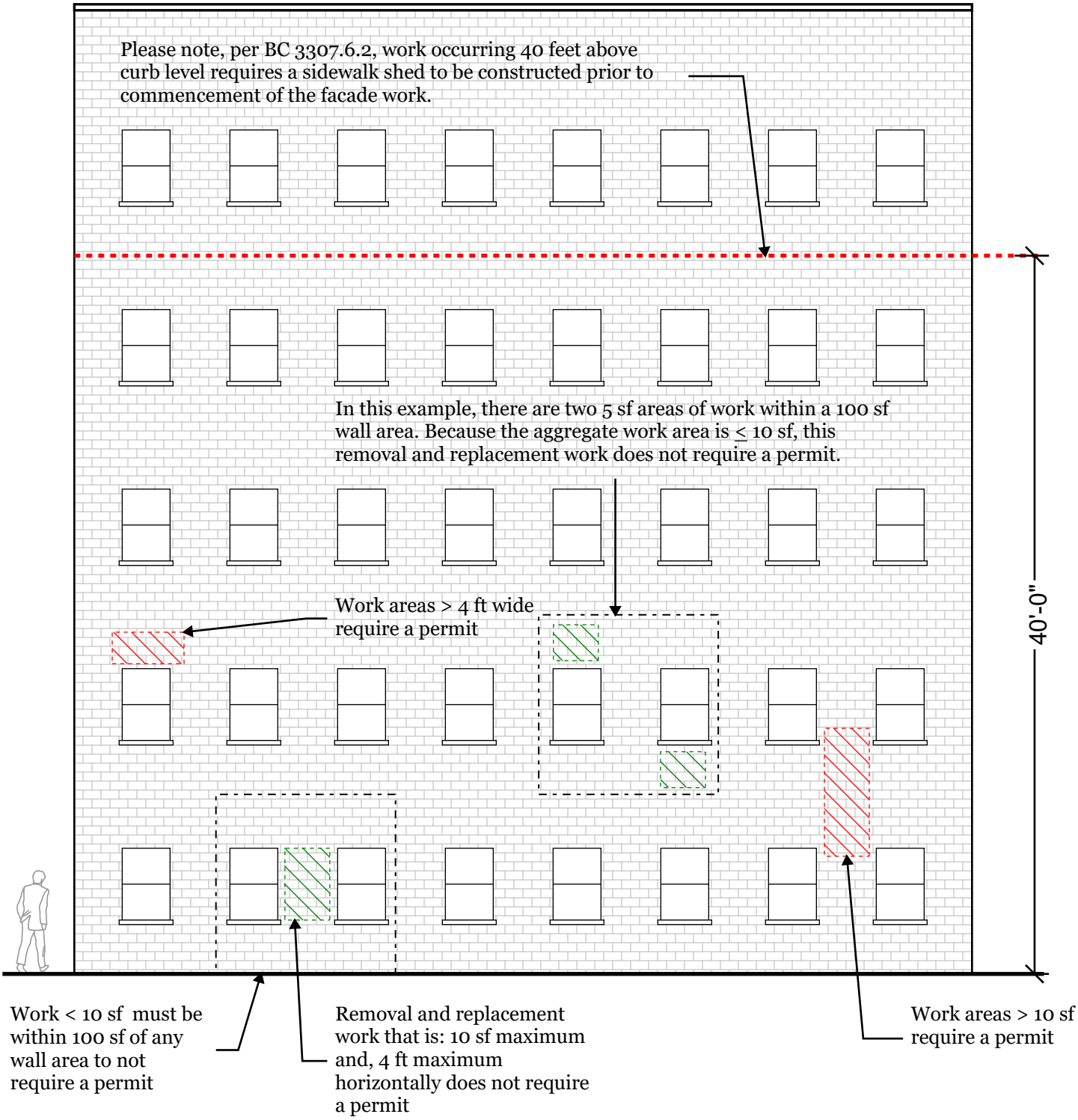

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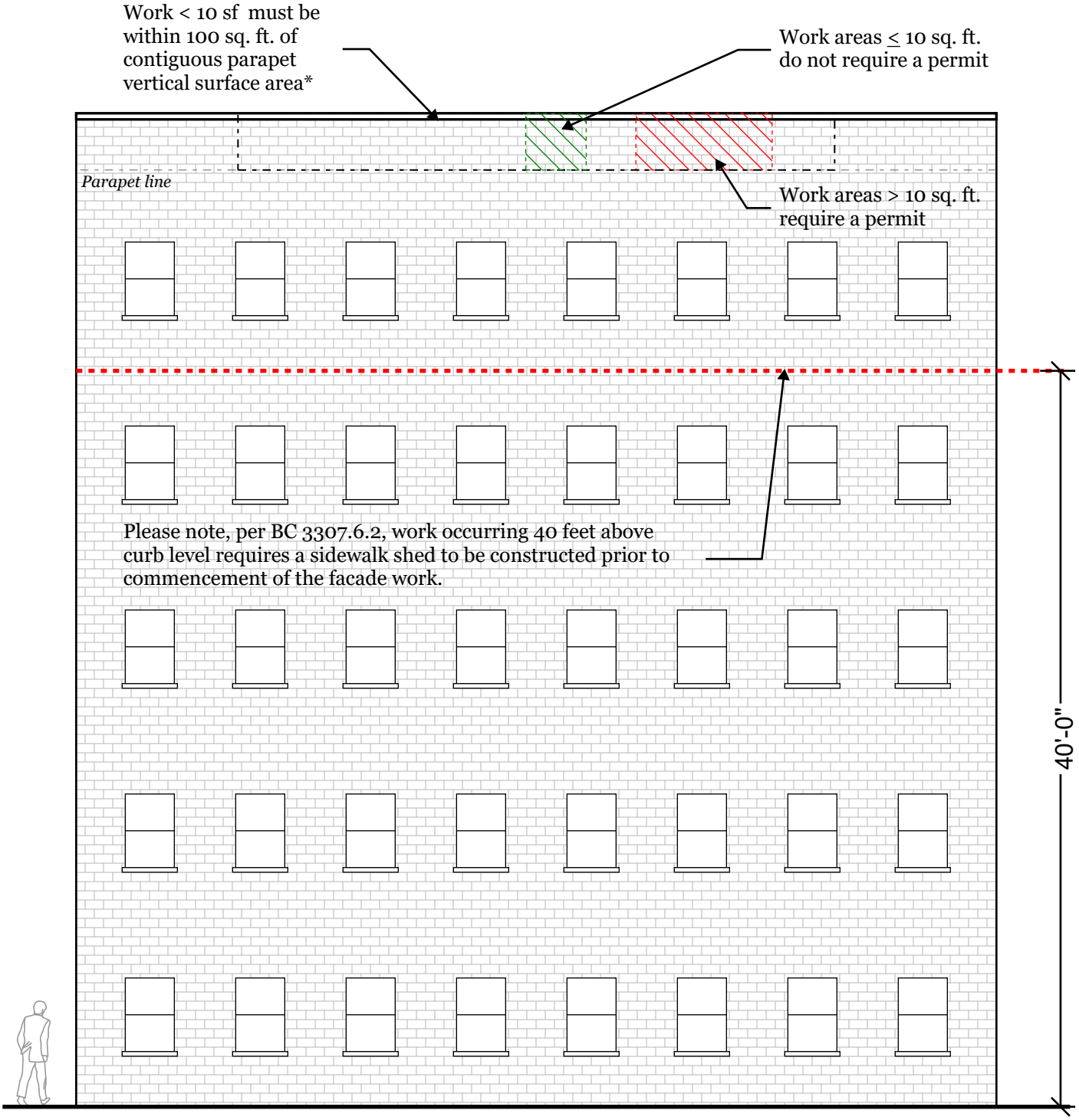
Table 3
Facade Work that may be Exempt from Permit in all Buildings
I. Masonry (not including Terra Cotta and Stone)

8. Replacement of existing guardrail or parapet to the same height (for masonry parapets, replacement of existing parapet limited to 10 sq. ft. in any 100 sq. ft. of continuous parapet vertical surface area).



* The maximum allowable removal and replacement area is 10 sf. Multiple 100 sq ft wall areas with 10 sq ft work areas are not permitted.

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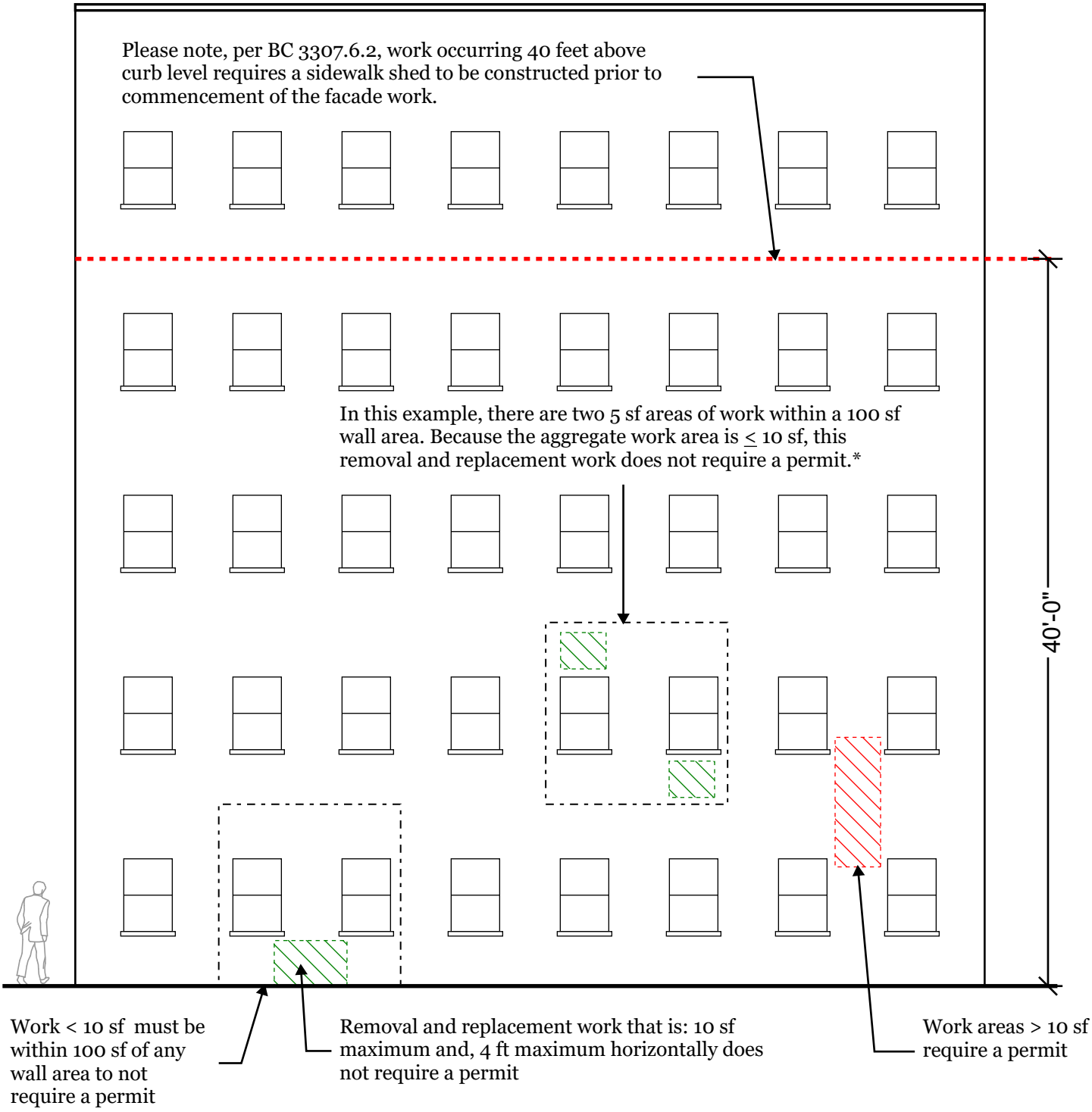
Table 3
Facade Work that may be Exempt from Permit in all Buildings
V. Cleaning or Coating of Masonry/Concrete/Metal/EIFS

4. Minor repair of exterior insulation finish systems (EIFS), not to exceed 10 square feet in any given 100 square feet of continuous EIFS wall surface area.



* The maximum allowable removal and replacement area is 10 sf. Multiple 100 sq ft wall areas with 10 sq ft work areas are not permitted.

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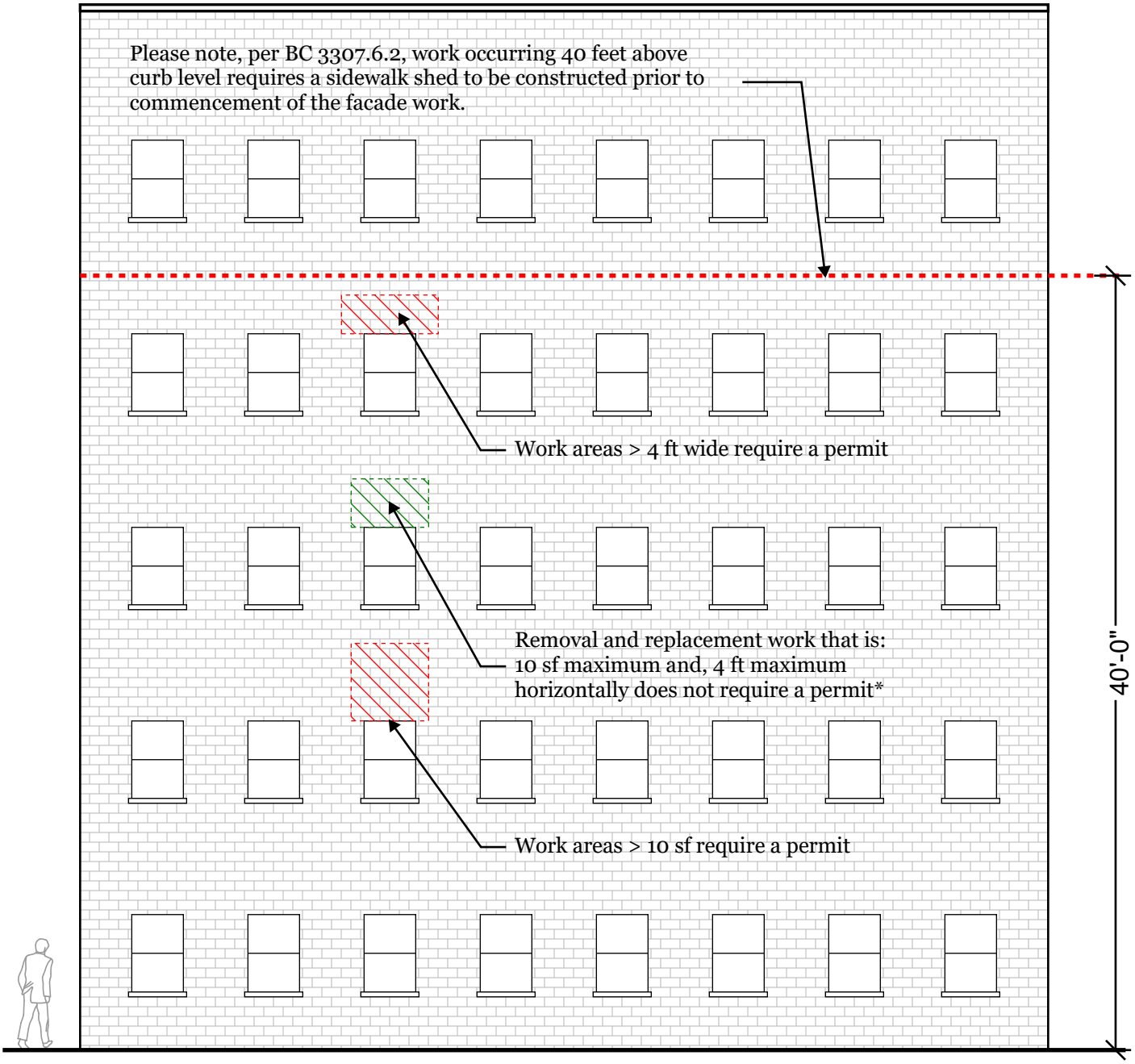
Table 3
Facade Work that may be Exempt from Permit in all Buildings
VI. Miscellaneous Metal / Steel

1. For buildings subject to the requirements of §28-302, scraping and painting, flashing and coloring, sealing and coating of steel structural members (including lintels over windows) entailing removal and replacement of brick or other masonry, exceeding 10 sq. ft., 4 ft. horizontally, in any 100 sf. of wall area. (Permit required)

2. Removal and replacement of steel structural members (including lintels over windows), exceeding 10 sq. ft., 4 ft. horizontally, in any 100 sf. of exterior wall area. (Permit required)



* For structural steel (including lintels) restoration and replacement, the maximum allowable facade removal and replacement area is 10 sf. Multiple 100 sq ft wall areas with 10 sq ft work areas are not permitted.