

Classification Overview

Per HPD rehabilitation classification, a project is considered **Moderate Rehabilitation** (Mod Rehab) if the Scope of Work (SOW) affects two or more systems but does not meet the definition of Sub/Gut Rehab.

Per Local Law 51 of 2023 (which replaces LLs 31/32 of 2016), an HPD project is considered **Substantial Rehabilitation** (Sub Rehab) if all three of the following are included in the SOW:

1. Heating system replacement (including equipment and distribution system)
2. Work in at least 75% of dwelling units (including, but not limited to, fixture replacements)
3. Substantial work on building envelope (including replacement or alteration of $\geq 50\%$ of the total glazing area or $\geq 50\%$ total opaque envelope).

A **Gut Rehabilitation** is defined as substantial interior reconstruction that may affect egress, load-bearing structures, removal, and replacement of walls, floors, plumbing, electrical, and/or heating system. Typically, only the structure and structural shell of the original building remain unaffected, and if the building has tenants, they are likely to require relocation for significant parts of the renovation. [See here for the classification matrix in the Design Guidelines.](#)

If your project qualifies as a Mod, Sub, or Gut rehab you must follow the [Preservation Design Guidelines Process](#).

If you aren't sure of your project's classification please see the decision tree below and prepare to discuss this at your Pre-Scoping Consultation.

Exemptions to Design Guidelines Applicability

1. Projects that *do not meet* the Mod Rehab threshold, i.e., are maintenance only and/or their SOW affect only a single system, are not required to retain an Architect/Engineer or a GC (unless required by DOB or for other purposes), nor are they required to participate in Pre-Scoping or Design Consultations. However, these projects must still comply with the applicable sections in the guidelines and complete the [Design Guidelines Maintenance Only Checklist](#).
2. Generally, tax exemption only deals do not follow the Design Guidelines Process (Sub Rehab tax exemption only deals do comply with the full process). Project teams should refer to the [Preservation Design Guidelines FAQ](#) for specific guidance on compliance requirements for tax exemption only deals.

Rehab Classification Decision Tree

