

# UPCOMING CHANGE

## Demolition Submittal Document Requirements: Exemption from Plan Submission

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The Department will no longer accept plan submissions for sites that are exempt from plan submission under the current Code. The exemptions are for plan submissions and not exemptions from the need to file a demolition application (DM).

### Full Demolitions: 1-, 2- and 3-Family Homes

Demolition submittal documents will no longer be required for a full demolition, provided the demolition is limited to handheld devices (including handheld mechanical devices) of the above-grade portions of:

1. A **detached** 1-, 2-, or 3-family dwelling that is three stories or less in height;
2. Both halves of a **semi-detached** 1-, 2-, or 3-family dwelling that is three stories or less in height; or
3. A **detached** accessory structure (such as a **detached** garage) to a 1-, 2-, or 3-family dwelling (regardless whether the residential structure itself is **detached** from neighboring buildings, and regardless of if the residential structure is also being demolished).

### Foundation Removals: 1-, 2- and 3-Family Homes

After a 1-, 2- or 3-family home has been demolished to grade, the foundation can be removed (using handheld devices or mechanical equipment) without demolition submittal documents if mechanical equipment is not supported on any existing structure other than a slab on grade (slab supported by soil).

*NOTE: Requirements still apply relating to the protection of excavations and adjoining property, such as providing sheeting or shoring, underpinning adjoining property, backfilling, etc.*

### Full Demolitions: Detached Buildings (Other Than 1-, 2- and 3-Family Homes)

Full demolitions of **detached** buildings will no longer require demolition submittal documents if:

1. The demolition is limited to handheld devices (including handheld mechanical devices);
2. The building is three stories or less in height; and
3. The floor area of the building is less than 5,000 square feet per floor.

The use of this exception requires both the above grade and the foundation to be removed with handheld devices; **using an excavator or other non-handheld device to remove the foundation will trigger the need for demolition submittal documents.**

### Partial Demolitions

Partial demolition operations limited to handheld devices (including handheld mechanical devices) performed during the course of a minor alteration or ordinary repair will no longer require demolition submittal documents.

**POST UNTIL: September 30, 2016**

Bill de Blasio, Mayor  
Rick D. Chandler, P.E., Commissioner

[ConstructionCodes@buildings.nyc.gov](mailto:ConstructionCodes@buildings.nyc.gov)  
[nyc.gov/buildings](http://nyc.gov/buildings)