

**1.1 Rehab Classifications** HPD's Rehab Classifications are based on Local Laws 31 and 32 of 2016, which require stringent green building design standards for city-funded capital projects defined in the law as "Substantial Rehabs." HPD considers Moderate Rehabs to be any building not meeting those thresholds and Gut Rehabs as projects with significantly more extensive scopes, where greater efficiency can be incorporated. Note that for accessibility or building code, different definitions may apply.

If a project is unclear about what Rehab Classification is applicable based on the project's needs or the Design Guidelines, a Design Consultation may be arranged.

Alert! Some scopes of work (e.g. electrification) will require an architect or engineer, and may change the Rehab Classification of the building from Mod Rehab to Sub Rehab, triggering compliance with EGC or LEED. Owners should be aware of this requirement and plan accordingly.

**MOD REHAB**

Any building that contains a scope that affects 2 or more systems (e.g. heating\*, plumbing, electric, roof, windows, façade) but not meeting the definition of Sub Rehab. This may include replacement or refurbishment of building systems, equipment, or fixtures, but must include work that is capially eligible.

\*Electrification of heating system requires NYC Energy Code compliant windows & roof insulation, which typically pushes building into a Sub Rehab classification unless building components are already in compliance.

Must comply with Design Guidelines for Moderate Rehab.  
Green building certification is NOT required.

**SUB REHAB**

All three of the following are included in the scope:

1. Heating system replacement (includes 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\*)

Must comply with Design Guidelines for Substantial Rehab  
+ certify with EGC or LEED v4 Gold or above

**GUT REHAB**

Substantial interior reconstruction that may affect egress, load-bearing structures, removal, and replacement of walls, floors, plumbing, electrical, and/or heating systems.  
  
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.

Must comply with Design Guidelines for Substantial Rehab (Gut Rehab Criteria)  
+ certify with EGC or LEED v4 Gold or above.