



Permits for Façade Work

Landmarks Permits

Please note that DOB TPPN 1-99 only applies to DOB permits. **The Landmarks Preservation Commission may require a permit even if the DOB does not.**

DOB Issuance #555*

Technical Policy and Procedure Notice #1/99

DATE:	January 15, 1999
SUBJECT:	Building Facade Restoration Filing Requirements
Effective:	Immediately
Reference:	Building Code of The City Of New York: Sections 27-124, 125, 126; Local Law 11 of 1998 and the Rule 32-03 of the Department of Buildings relating to Periodic Inspection of Exterior Walls and Appurtenances of Buildings, promulgated January 13th of 1999.
Purpose:	To standardize and clarify when a work permit is required for different kinds of exterior facade work being performed due to Local Law 11 of 1998.
Specifics:	<p>A Department of Buildings permit is required when the work involves public safety and health, the structural integrity of the building, new structural loads, new anchorages, etc. under the Building Code of the City of New York.</p> <p>Ordinary repair and maintenance work may not require a work permit as per §27-125 of the Building Code. However, in the event a filing for the specific exterior facade work is not required with the Department of Buildings, this does not relieve the applicant from the responsibility of obtaining other permits from this Department (Site Safety, Sidewalk Shed, etc.) when required by other provisions of the Building Code, or from other City agencies as Landmarks Preservation Commission, etc.</p> <p>The following table denotes whether filing for a work permit is required:</p>

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Exterior Facade Restoration Item	Filing Required For Work Permit
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A. Masonry	
1. Brick (or other unit masonry) re-pointing	No
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.	No
3. Mechanical anchorage (pinning) of brick masonry to underlying structure	Yes
4. Parapet demolition and reconstruction	Yes
5. Increasing height of an existing parapet	Yes
6. Installation of new parapet coping (masonry)	No
7. Installation of new parapet guardrail (except for repair work)	Yes
8. Installation of expansion or control joints in existing masonry construction (entailing saw-cutting of masonry)	Yes
9. Installation of flashing and weeps, repair or replacement of relieving angles (or lintels) installation of new brickwork, exceeding limits noted in #2 above.	Yes
10. Flashing: cutting in reglet, removing one or two courses of brick from a single wythe on inside face of parapets, exceeding limits noted in #2 above.	Yes
11. Masonry crack repair with injection of repair mortar, etc	No
12. Masonry cladding of existing exterior building walls	Yes

B. Concrete Restoration	
1. Structural repair, reinforcement of concrete (repair of re-bars, post-tension cables, curtain panel wall, pre-cast concrete).	Yes
2. Spandrels: repair of cracked or spalled concrete on exterior concrete spandrel beams, concrete fascias or balconies (whether or not repair of deteriorated steel reinforcement is required).	Yes
3. Repair or re-anchoring of existing aluminum or steel balcony handrails	No
4. Concrete crack repair with injection of repair cement, etc.	No

C. Stone/Terre Cotta Restoration	
1. Patching of spalls or cracks on exterior stone or terra cotta masonry	Yes
2. Removal and replacement of exterior stone or terra cotta ornamentation with an alternative material.	Yes
3. Mechanical anchorage (pinning) of displaced stone or terra cotta masonry to underlying structure.	Yes

D. Curtain/Panel Walls



1. Repair, replacements of structural components of panel wall system.	Yes
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E. Cleaning and/or Coating of Masonry/Concrete/Metal	
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1. Cleaning, coloring or painting of masonry (brick, stone, terra cotta), concrete.	No
2. Application of (trowel applied) cementitious material (stucco) no greater than 1" in thickness or other material (brownstone) no greater than 1/8" in thickness to exterior surfaces of building walls.	No
3. Application of sealant, caulking, etc.	No

F. Miscellaneous Metal/Steel	
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1. Scraping and painting, flashing and coloring, sealing and coating of steel structural members entailing removal and replacement of brick or other masonry, exceeding 10 sq. ft., 4 ft. horizontally, in any 100 sf. of wall area.	Yes
2. Removal and replacement of steel structural members (including lintels over windows), exceeding limits noted in #A2 above.	Yes
3. Reinforcement of steel structural members (spandrels, beams columns, etc.).	Yes
4. Reinforcement of fire escape bars, struts, baskets, or supports).	No
5. Installation of handrails at perimeters of balconies, terraces, or rooftops.	Yes
6. Installation of appurtenances (signs, flagpoles, water tanks, awnings, etc.) at perimeters of balconies, terraces, or rooftops, unless exempted by other provisions of the Building Code or Department policy.	Yes

G. Sheet Metal	
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1. Sheet metal cladding of facades of existing cornice.	Yes
2. Localized (non-structural) repairs/patching to sheet metal cornice.	No
3. Repair reinforcement of the structural supports of sheet metal cornices.	Yes
4. Installation of new (replacement) sheet metal or glass fiber reinforced concrete (GFRC) cornice.	Yes
5. Installation of parapet coping cover (sheet metal)	No
6. Sheet metal cladding of exterior face of parapet wall	Yes

H. Doors/Windows	
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1. Installation of replacement windows (balcony doors, etc.) with no modification of existing masonry opening.	No
2. Restoration of existing wood or metal windows	No
3. Lot line and other required fire-rated windows replacement, if providing greater or	No

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equal fire protection.	
4. Replacement of masonry sills	No
I. Miscellaneous	
1. Probes involving the removal of less than 10 sf. of unit masonry (with a maximum horizontal dimension not to exceed 4 ft.) in any 100 sf. of wall area.	No
2. Gutters, exterior leaders replacement in kind (exterior)	No
3. Removal of existing signs and marquees	No
4. Replacement of existing signs and marquees	Yes