

CHAPTER 44 EXEMPTIONS FROM FILING REQUIREMENTS

§44-01 Minor Alterations that do not Require the Filing of Applications and Plans for Building Alteration Permits with the Department of Buildings

(a) The following items associated with one and two family dwellings shall be considered minor alterations within the meaning of §27-124 of the Administrative Code of the City of New York and shall not require the filing of applications and plans for building alteration permits with the Department:

- (1) Fences of any material, including masonry fences, up to six feet high;
- (2) Boiler room enclosures;
- (3) Minor interior non-structural changes not increasing room count;
- (4) Outdoor in-ground pools limited to 400 square feet in area, provided that there is an existing slop sink for indirect waste; and
- (5) Greenhouses and temporary portable freestanding sheds erected on the same zoning lot as the main building, provided that the following requirements are met:
 - (i) The shed or greenhouse shall not exceed 120 square feet in area and shall not be more than 7'6" in height;
 - (ii) The shed or greenhouse shall not be located nearer than 3 feet from any lot line;
 - (iii) the shed shall not be permanently affixed to the land;
 - (iv) The shed shall not be used for storage of other than normal household goods; the greenhouse shall not be used for any use other than cultivating plants and
 - (v) There shall not be more than one such shed or greenhouse on any zoning lot.

(b) The following item(s) associated with multiple dwellings shall be considered a minor alteration within the meaning of §27-124 of the Administrative Code of the City of New York and shall not require the filing of applications and plans for building alteration permits with the Department:

- (1) Open screen balcony enclosures.

(c) This rule shall not relieve any applicant of the obligation to file at other City agencies, when appropriate, including the Landmarks Preservation Commission and the City Planning Commission.