

Plumbing work is defined by the NYC Building Code as “The installation, maintenance, repair, modification, extension or alteration of any waste, domestic water, gas or fire standpipes in any building or piping system.” Plumbing codes were enacted to establish construction standards that protect NYC’s water supply system.

▶ **Types of plumbing applications**

Plumbing permits are issued under the following types of applications:

- **Alteration Repair Application (ARA)**

For repair work under \$18,000 or sprinkler jobs under \$10,000, an ARA permit is issued from our Central Office located at 280 Broadway.

It takes approximately three to five business days from receipt of an ARA application for a permit to be issued.

This work must be performed by a licensed plumber or fire suppression contractor. It does not require the services of a registered architect or licensed engineer or the submission of plans.

- **New Buildings and Major Alterations (NB and ALT filings)**

For this type of work, plans first must be submitted by a registered architect or licensed engineer.

Approval times vary, based on the complexity of the project and the completeness of the initial plan submission. All permits are issued by the borough office where the project is filed.

Once plans are approved, a plumbing permit can be obtained by a licensed plumber within one or two business days. This permit is also issued in our borough offices.

▶ **Plumbing permits and license requirements**

Plumbers are required to be licensed by DOB to assure that they have the knowledge and expertise to perform work that can affect the health and well-being of an entire city.

Only licensed master plumbers and their employees may perform plumbing work in NYC. A plumbing permit must be obtained before any work begins, and only a NYC licensed master plumber can apply for a plumbing permit.

It is the responsibility of a property owner to hire a licensed master plumber and ensure that the proper permits are acquired before work begins.

▶ **To verify a plumber’s license**

The NYC Building Code requires that licensed plumbers have their license number and business information displayed on trucks, business cards, and advertisements.

To verify a number, or if no license number is displayed, call 311 or log onto our website at NYC.gov/buildings and follow the prompts for the Building Information System (BIS).

▶ **Application and permit fees**

Application fees vary depending on the type of work and are subject to change. Contact the borough office to be advised of current application fees.

Permit fees are calculated based on the estimated cost of the work.

▶ **Consequences of working without a permit**

If plumbing work is performed without a permit, the owner of the building, as well as the individual who performed the illegal work, may be subject to violations, summonses, court appearances and fines. In addition, there may be the imposition of an additional civil penalty when plans to legalize the work are filed and a permit is sought.

Furthermore, if your plumbing contractor is unlicensed, he or she will be cited for working without a license.

To resolve plumbing violations, you must hire a licensed plumber to file an application and correct the violation.

To report work that is performed without a permit, call 311, or log on to DOB’s website at NYC.gov/buildings to register a complaint online.

To report unprofessional conduct by a licensed plumber, contact DOB’s Investigation and Discipline Unit at 212-442-2000.

▶ **Work that does not require a permit**

Simple repairs or direct replacement of existing faucets, or fixtures, such as toilets and sinks, is considered cosmetic work and does not have to be performed by a licensed plumber and does not require a permit.

This brochure provides general guidelines. If you have specific questions, call the DOB office in your borough.

Checklist

- If you are not sure if the work you intend to do requires a plumbing permit, call the DOB office in the borough where the property is located.
- Hire a licensed master plumber for work that does require a permit.

To find a licensed plumber, contact a professional organization such as the Plumbing Foundation of NYC at 212-481-9740 or the Master Plumbers Council at 718-793-6300, or log on to NYC.gov/buildings for a list of licenced master plumbers.
- Upon completion of plumbing work, arrange for a DOB inspection or self-certification by your licensed plumber.
- Once DOB signs off the job or receives the licensed professional's notification of completion, a Letter of Completion will be issued to the applicant.

New York City Department of Buildings

Executive Offices / 212-566-5000
280 Broadway, New York, NY 10007

Manhattan Borough Office
280 Broadway, New York, NY 10007

Bronx Borough Office
1932 Arthur Avenue, Bronx, NY 10457

Brooklyn Borough Office
210 Joralemon Street, Brooklyn, NY 11202

Queens Borough Office*
120-55 Queens Boulevard, Kew Gardens, NY 11424
(*new location effective Summer 2003)

Staten Island Borough Office
Borough Hall, Staten Island, NY 10301

Bureau of Electrical Control
Municipal Building
1 Centre Street, New York, NY 10007

Investigation and Discipline / 212-442-2000
11 Park Place, New York, NY 10007

Department of Investigation / 212-825-5959
80 Maiden Lane, New York, NY 10038

Call 311 to:

- Report illegal construction work
- Reach DOB Program Units or Borough Offices

For comprehensive information about DOB, to check the status of a filing on the Building Information System (BIS), and to download plan/work approval forms and the Building Code, visit NYC.gov/buildings.

Mission

The NYC Department of Buildings ensures the safe and lawful use of buildings and properties by enforcing the Building Code and Zoning Resolution. We facilitate development with integrity, efficiency and professionalism.

Michael R. Bloomberg, MAYOR
Patricia J. Lancaster, AIA, COMMISSIONER

NYC **BUILDINGS**

about

Plumbing Work



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