



Applies to: One- and two-family dwellings and townhouses ≤3 stories

Purpose:

To establish a clear and consistent method for classifying residential projects as either **New Home (New Construction)** or **Remodel (Existing Building Work)**.

Classification Rules

A project is classified as a **New Home** when **any** of the following apply:

1. All above-grade portions of the dwelling are removed (foundation may or may not remain).
2. Removal of **≥ 60%** of the primary load-bearing structural frame above the foundation regardless of if the roof is remaining.
3. Removal of **≥ 60%** of the exterior wall surface area, regardless of if the roof is remaining.

If none of the above criteria are met, and a legally established portion of the dwelling remains, classify as a **Remodel**.