



*Policy Statement 91-2 (February 20, 1991)
(Revised 90-6)*

MCI Eligibility / Roofing

This Policy Statement is being issued to define the eligibility of roofing installations for consideration as Major Capital Improvements (MCIs) in buildings regulated by the Rent Stabilization Law, the Emergency Tenant Protection Act and Rent Control.

The useful life and cost of a roofing installation is related to the number of plies (each ply being a waterproof layer of roofing material and a bonding agent). The least expensive roofing choice available is the single ply (often referred to as a 2-course application) "Roof Cap." It is generally applied over an existing roof and consists of one layer of traditional asphalt based materials with a protective surface coating of crushed minerals. Commercially available products (such as 55# and 90# mineral paper top sheets) which already include the surface coating are generally used for their cost effectiveness in this application. Since the benefit from this type of single-ply "roof cap" is short-lived and is generally applied over an existing roof, it is considered a repair and does not constitute a Major Capital Improvement.

Therefore, roofing installations consisting of only a single ply of traditional asphalt based materials (a top sheet) will not be eligible for a Major Capital Improvement increase.

The only exception to this prohibition on MCI eligibility for single ply installations will be for new technology materials that are proven to have acceptable useful lives as recognized in this agency's Operational Bulletin #90-2, "Useful Life Schedule for Major Capital Improvements". A one-ply rubber (membrane) roof using EPDM materials is acceptable, as is an application using Modified Bitumen materials. These types of roofing, developed with new technologies, have a life expectancy beyond conventional asphalt-based materials and will qualify for an MCI rent increase.

Complete roof removals and replacements with multi-ply roof caps consisting of the aforementioned single ply of asphalt material plus additional underlying plies of roofing material are and will continue to be eligible. Note that each additional ply adds to the overall strength and longevity of the installation.

The bills, work orders and plans used as documentation of the eligible MCI costs for roofing must provide a description which specifies the materials (asphalt, EPDM) and application type (one-ply, three-ply, torch applied, etc.) used in order to be acceptable.

The policy on roofing shall become effective 30 days after the issue date of this statement.

*This document is being reissued for informational purposes only.
The original document which contains signatures of authorization is on file at DHCR's Office of Rent Administration.*

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