

Building Code – CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION AND DEMOLITION

Section BC-3301. General. This section defines the scope of the chapter as covering the conduct of all construction and demolition operations with regard to the safety of the public and property. It also establishes general safeguards for construction and demolition sites – such as requiring signs, accident reporting, and general inspections. The language is from the current code and rules, with minor modifications for clarity. Outdated references to the State Labor Law have been updated with references to Federal OSHA standards to reflect the current regulatory scheme. Standards governing signage around construction and demolition sites, which are currently scattered in the code and rules, have been codified and streamlined.

The section also introduces two new concepts - construction superintendents and site safety coordinators. The provisions for construction superintendents will be left to a rule to be promulgated in the future. Site safety coordinators will be required on 10 to 14 story buildings – see the summary of section 3310 for further information.

27-1007, 27-1009, 27-1010, 27-1011, 27-1012, 27-1015, Rule 26-01(f), Rule 26-02(h)

Section BC-3302. Definitions. This section provides the meanings for terms to be used throughout the chapter. Many of the definitions are from the current code, but new definitions derived from nationally recognized standards relating to cranes, hoists, and scaffolds have been added.

27-1008, ANSI A10.4, ANSI A10.5, ANSI B30.5, OSHA 1926

Section BC-3303. Safeguards. This section establishes technical safeguards that are applicable at all sites - such as capping of utilities, storage of material, waste removal, and fire protection. The language is from the current code, with minor modifications for clarity. Language from the IBC regarding sanitary facilities and maintaining exits, stairs and required elements during construction and demolition were included. There are no equivalent provisions to IBC language in the current code, but the language reflects current practice. A new subsection has been added requiring work to stop and agencies such as the Landmarks Preservation Commission and the Police Department to be notified when archeological resources or human remains are discovered.

27-1013, 27-1014, 27-1017, 27-1018, 27-1019, 27-1020, 27-1025, 27-1027, 27-1041, Rule 26-03

Section BC-3304. Excavation. This section covers excavation operations. It is from the current code and rules, but the requirements to notify the department and adjacent property owners have been increased. Under the proposal, the Department will be notified via phone or electronic 24 to 48 hours prior to the commencement of work. In addition, adjacent property owners will be notified in writing at least 10 days prior to the start of excavation if an excavation of 5 to 10 feet is to be made within 10 feet of an

adjoining building, or an excavation over 10 feet in depth is to be made. These requirements are designed to give the contractor and adjoining owners time to work to protect the adjoining property from any potential foundation damage that may occur during the excavation.

26-229, 26-230, 27-1031, 27-1032, Rule 52

Section BC-3305. Erection operations. The current code contains requirements for the construction of steel and concrete buildings. These requirements have been moved into the structural chapters of the proposed code. This section consists of cross references to their new location and contains no technical standards.

Section BC-3306. Demolition. This section covers demolition operations. The language is from the current code, but it has been strengthened and clarified. Standards for mechanical demolition have been enhanced, and provisions dealing with the demolition of concrete buildings have been added. In addition, under this proposed section, more operations – as compared to the current code – will need to be calculated by an architect or engineer in order to ensure safe demolition.

Under the current code, partial demolitions can be treated as alterations and may not require compliance with demolition safety features. This has been corrected in the proposed code and partial demolitions will have to follow the demolition safety standards prescribed by the section.

27-1036, 27-1037, 27-1038, 27-1039, 27-1040

Section BC-3307. Protection of pedestrians. This section covers measures to protect pedestrians who pass adjacent to construction and demolition sites. The standards are derived from the current code, but some changes have been made to increase the protection of the public.

The proposed section will require all construction and demolition sites be enclosed with a fence – which is current practice even though the current code is vague on the matter.

The distinction between light duty and heavy duty sidewalk sheds, which exists in the current code, has been clarified. The proposed code authorizes the use of non standard sidewalk sheds as long as they are designed by an engineer.

The proposed section resolves a conflict between the current code and Department of Transportation (DOT) rules. The current code mandates that sidewalks and sidewalk sheds be at least 4 feet wide, where as DOT mandates 5 feet. The proposed code will mandate 5 feet. The proposed section also coordinates with Americans with Disability Act guidelines that require temporary walkways to be accessible.

27-1021, 27-1023, 27-1024, Rule 8-01

Section BC-3308. Safety netting. This section deals with safety netting, and is from the current code with minor changes for clarity and the deletion of outdated provisions. Under this proposed section, vertical nets – which prevent materials from falling from buildings – will have to be installed when a building reaches 40’ and is not enclosed. The current code requires vertical nets to be installed when the building reaches 75’ in height and is not enclosed.

27-1021, 27-1022, Rule 26-02, RS 19-4

Section BC-3309. Protection of adjoining property. This section covers the protection of adjoining property. It is from the current code, but standards have been increased to protect adjacent property.

Under the current code, when an excavation less than 10’ in depth is made, it is the responsibility of the adjacent property owner to protect his or her property at their own expense. This requirement has been eliminated. Under the proposed code it will be the responsibility of person making the excavation to protect the adjoining property regardless of the depth. The proposed code also requires the person making the excavation to consider the new loads on adjacent buildings that the excavation will generate.

The current code requires the weatherproof and frost protection integrity of adjacent buildings to be restored by the adjacent contractor if they are damaged during adjacent construction or demolition operations. The proposed code retains this requirement and spells out what constitutes adequate weatherproof and frost protection.

26-229, 26-230, 27-1026, 27-1028, 27-1029, 27-1030

Section BC-3310. Requirements for major building construction and demolition. This section contains safety requirements specific to major buildings and represents a codification of current rules. The rules have not changed, except with minor edits for clarity. However, the triggers have been lowered from 15 stories to 10 stories, and as such this section will be more restrictive for buildings 10 to 14 stories in height. It creates a new class of required personnel – the Site Safety Coordinator – for 10 to 14 story buildings. The Site Safety Coordinator will be the person on site responsible for insuring compliance with the requirements of the chapter. This will result in additional personnel and documentation when a building 10 to 14 stories in height is to be constructed or demolished. For buildings 15 stories and higher, a Site Safety Manger, which is required by the current code, will continue to be required.

Rule 26-01, Appendix A

Section BC-3311. Explosive powered and projectile tools. This section covers explosive powered and projectile tools. The proposed section references the current nationally recognized ANSI standard – which is from 1995. The current code references the 1985 ANSI standard. However, there is little difference between the 85 and 95

standards. In addition, the New York City modifications to the 85 standard have been retained and reapplied to the 95 standard.

27-1065, 27-1066, 27-1067, RS 19-1

Section BC-3312. Explosives and blasting. This section is a cross reference to the Fire Code and standards in the proposed code that deal with explosives and blasting. It does not contain any technical provisions and is the same as the current code.

27-1068

Section BC-3313. Flammable and combustible mixtures, compressed gases, and other hazardous materials. This section is a cross reference to the Fire Code and other sections of Chapter 33 that deal with flammable and combustible mixtures and materials. It does not contain any technical provisions and is the same as the current code.

27-1069

Section BC-3314. Scaffolds. This section deals with scaffolds. Current code requirements have been retained, but extensively rewritten and expanded to reflect current technology and practice. OSHA standards that protect the public from scaffolds have also been incorporated. There are no equivalent provisions in the current code to the OSHA standards. However, the OSHA standards are already followed by the industry. New permitting and documentation requirements relating to scaffolds are also required by this section.

27-1042, 27-1043, 27-1044, 27-1045, 27-1046, 27-1047, 27-1048, 27-1049, 27-1050, OSHA 1926 subpart L

Section BC-3315. Structural ramps, runways, and platforms. This section deals with structural ramps, runways, and platforms. The language is from the current code, with changes made to reflect the difference between guardrails and toeboards for ramps and for scaffolds. In practice, this has no impact, but the current code makes no distinction.

27-1051, 27-1052, 27-1053

Section BC-3316. Hoisting equipment. This section establishes general provisions for hoists and establishes the framework for the commissioner to establish more detailed requirements by rule.

Section BC-3317. Materials hoists and bucket hoists. This section governs material and bucket hoists and establishes the framework for the commissioner to establish more detailed requirements by rule.

Section BC-3318. Personnel hoists. This section governs personnel hoists and establishes the framework for the commissioner to establish more detailed requirements by rule.

Section BC-3319. Cranes and derricks. This section covers cranes and derricks. The language is based on current code provisions, but has been modified to allow the use of new technology. Outdated 1968 standards have been modernized, and the provisions governing the certification and operation of cranes have been streamlined.

Articulating boom cranes are now proposed to be defined as a crane and governed by the requirements of this section.

27-1057

Section BC-3320. Material handling equipment. This section deals with material handling equipment. It is from the current code, with minor changes to reflect current technology.

27-1054, 27-1058, 27-1059, 27-1060, 27-1061, 27-1062, 27-1063, 27-1064