



# Construction Safety Week 2011

## Safe Demolition Operations John Chiusano, RA

*April 25, 2011 – NYU Rosenthal Pavilion*

# Keys to a Safe Demolition

- **Research in the office**
- **Field research**
- **Design development**
- **Design completion and approval**
- **Actual demolition work**
- **Monitoring of the demolition work until completion**

- Provides a tax map and aerial view of buildings
- Provides Owner information, estimated building age, dimensions and height
- Provides links to other important websites

The screenshot displays the Oasis web application interface. The main area shows a tax map of a neighborhood in Queens, New York, with street names like Hiram St and Hiram St visible. The map includes building footprints and lot boundaries. A legend on the right side of the interface lists various categories and their corresponding colors and symbols. The legend is organized into sections: Transit, Roads, Reference Features; Parks, Playgrounds, & Open Space; Environmental Stewardship Groups; Environmental Characteristics; Environmental Impact/Cleanup; Zoning & Landmarks; Land Use; and Community Maps (beta). The Land Use section is expanded, showing a list of categories with corresponding colored circles and a timeline slider for the years 2003, 2005, 2007, 2009, and 2010. The categories include 1 & 2 Family Residential, Multi-family Residential, Mixed Use, Open space & outdoor recreation, Commercial, Institutions, Industrial, Parking, Transportation / Utilities, and Vacant Lots. The interface also includes navigation controls like 'back' and 'forward' buttons, and a 'Transparency Control' section at the bottom.

- Property profile information
- History of alterations
- Complaint history
- Insurance information

NYC Department of Buildings  
**Property Profile Overview**

340 EAST 29 STREET		MANHATTAN 10016	BIN# 1086131
EAST 28 STREET	339 - 345	Health Area	: 5800
EAST 29 STREET	340 - 342	Census Tract	: 66
		Community Board	: 106
		Buildings on Lot	: 1
		Tax Block	: 934
		Tax Lot	: 20
		Condo	: NO
		Vacant	: NO

[View DCP Addresses...](#)   [Browse Block](#)

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[View Zoning Documents](#)   [View Challenge Results](#)   [View Certificates of Occupancy](#)

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Cross Street(s): 2 AVENUE, 1 AVENUE  
 DOB Special Place Name:  
 DOB Building Remark:  
 Landmark Status:  
 Local Law:  
 SRO Restricted:  
 UB Restricted:  
 Little 'E' Restricted:  
 Legal Adult Use:  
 Additional BINs for Building:

**Department of Finance Building Classification:** D8-ELEVATOR

**Please Note:** The Department of Finance's building classification information shows the legal use of a structure. To determine the legal use of a structure, research the records of the structure.

	Total	Open
<a href="#">Complaints</a>	5	0
<a href="#">Violations-DOB</a>	27	0
<a href="#">Violations-ECB (DOB)</a>	11	0
<a href="#">Jobs/Filings</a>	40	
<a href="#">ARA / LAA Jobs</a>	1	
<b>Total Jobs</b>	<b>41</b>	
<a href="#">Actions</a>	14	

OR Enter Action Type:   
 OR Select from List:

AND

- I-Cards (Initial Inspection Cards) used prior to 1938 in lieu of C of O's, often contain building plans
- Database of Complaints, Violations and Registration Information
- History of Alterations

BLD'G *Brick* STORIES *5* FT. FRONT *25* DEP. *70* APT'S PER FLOOR *4* TOTAL APTS. *22*

OWNER *Louis Budinsky* RES. *113 Eldridge*

AGENT *Bernard Goldfrid (Lessee)* *111 Heeter*

All statements on this card are correct.

BOROUGH OF *MANHATTAN* *Chas. B. Beckfeld* INSPECTOR *104* DIST. *97 ORCHARD ST*

5 Story Brick 70'

Sea wall

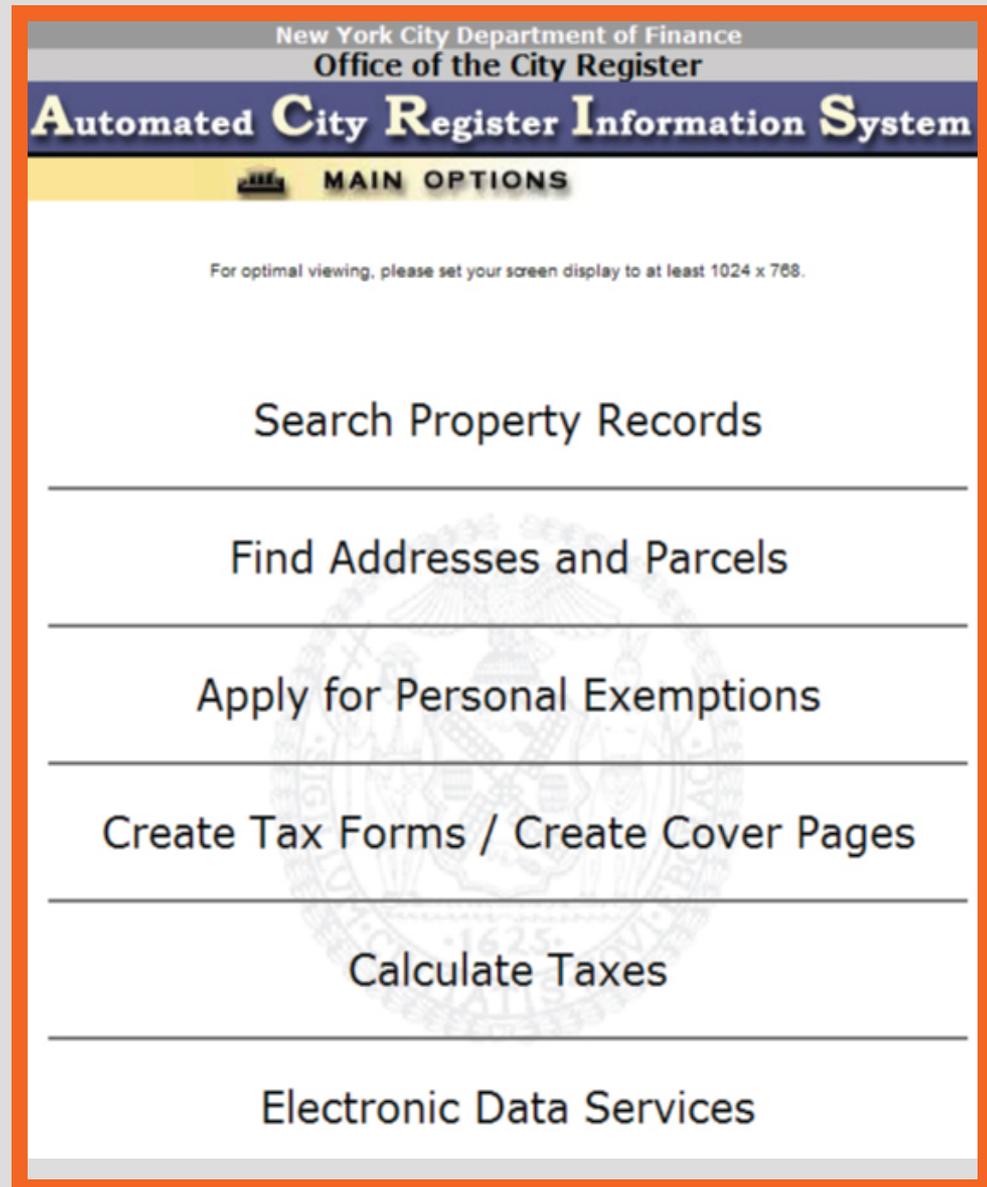
5 Story Brick

27'

- Maps and atlases of New York City
- Maps of wharves and piers
- Farm maps and historical photos



- Search property records and view document images for Manhattan, Queens, Bronx, and Brooklyn back to 1966
- Owner information and liens



New York City Department of Finance  
Office of the City Register

## Automated City Register Information System

 MAIN OPTIONS

For optimal viewing, please set your screen display to at least 1024 x 768.

- Search Property Records
- Find Addresses and Parcels
- Apply for Personal Exemptions
- Create Tax Forms / Create Cover Pages
- Calculate Taxes
- Electronic Data Services

- **Verify office research**
- **Identify unique field conditions**
  - **Adjoining property protection**
  - **Identifying party walls**
  - **Damaged buildings / structures**

- **Licensed professional(s) and contractor(s) meet in the office**
- **Pre-plan the best way to demolish the building(s) / structure(s)**
- **Determine how demolition operations will comply with the building code**

- **Finalize design documents**  
(Update 23, BC3306.5.1)
- **Prior to submittal is the time to meet and discuss the project with the BEST squad**
- **Obtain approval and proper permits**

# Key Terms and Definitions

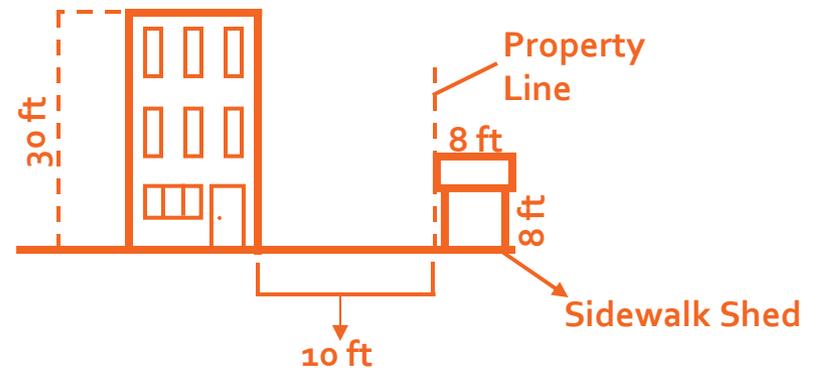
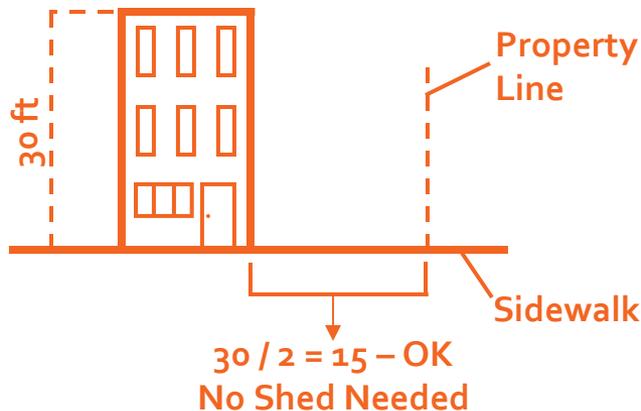
- **Mechanical / hand demolition**  
(BC 3306.2.1 – Safety Zone)
- **Controlled access**  
(OSHA Subpart G)
- **Fall hazard protection**  
(OSHA Subpart M)
- **Storage of excavation equipment**  
(BC3304.4.5)

# Sidewalk Shed Requirement

Sidewalk sheds are needed to protect pedestrians and adjacent properties

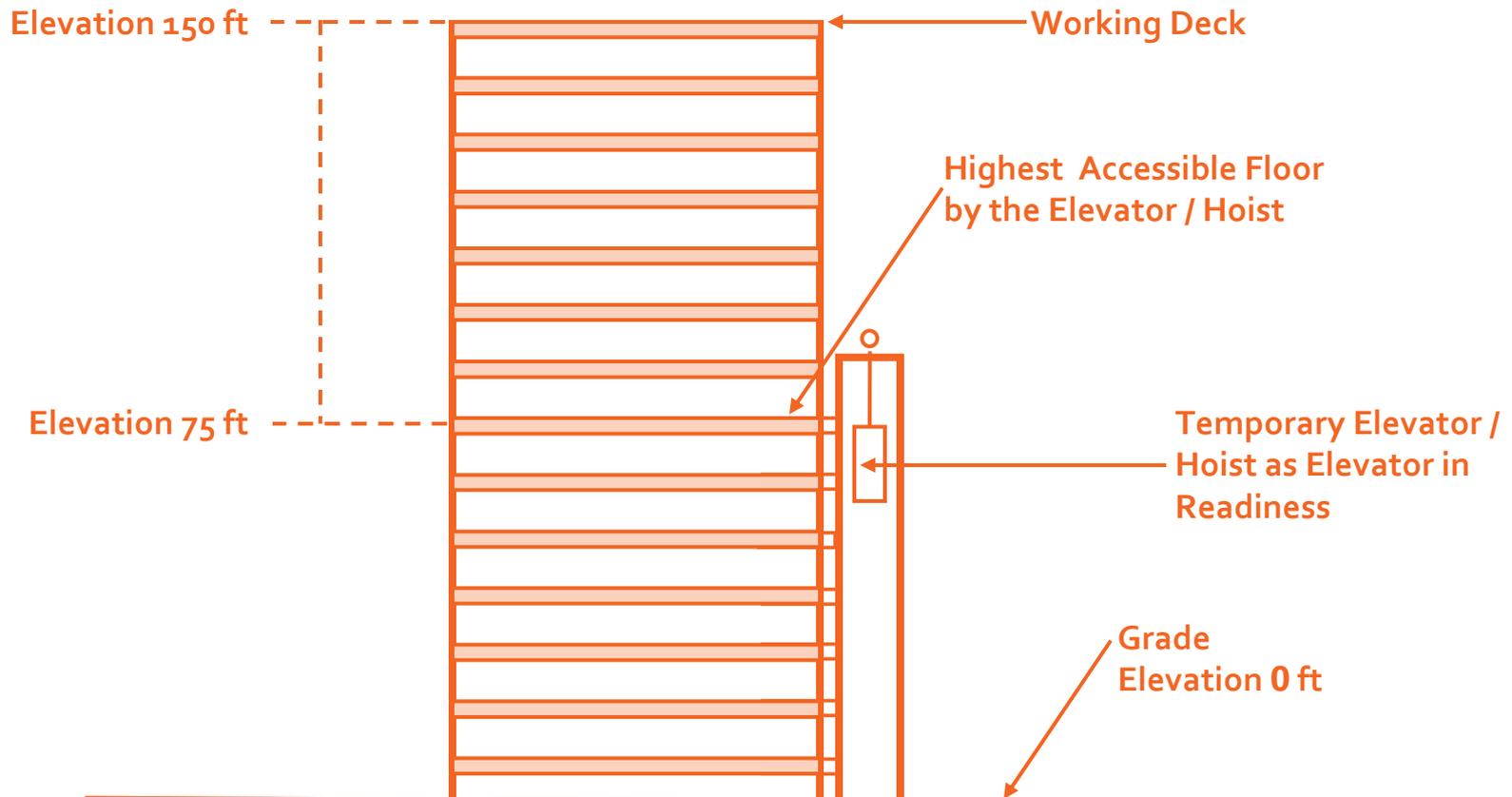
Sheds are needed when:

1. When a building being demolished is greater than 25 ft
1. When you are less than half the height to the fence / property line



# Elevators in Readiness

One elevator or hoist needs to be in operation when demolition work is going on at a height greater than 75 feet (BC 3303.12)



## Definitions:

- **Work**
- **State of readiness**
- **Impairment coordinator**

**Standpipes and sprinklers need to be in operation when demolition work is going on at a height great than 75 feet (BC 3303.8)**

- **Demolitions**
- **Submission of application / approved plans**
- **Specifications**
  - **Pressure**
  - **Automatic air pressurized alarm activation**
- **Planned removal from service**

**FDNY waivers are needed when eliminating:**

- **An elevator in readiness**
- **A sprinkler in readiness**
- **A standpipe in readiness**

# Top 5 Demolition Violations

- 1. Failure to safeguard all persons & property affected by construction operations**
- 2. Job site fence not constructed correctly**
- 3. Work without a permit, permit expired**
- 4. Failure to provide and/or at jobsite**
- 5. Failure to carry out demolition operations as required**

# Questions?