

# 1 RCNY §8-01

## CHAPTER 8 DEMOLITION

### **§8-01 Commencement of Demolition.** (a) *Definition.*

(1) *Commencement of demolition.* Commencement of demolition shall mean the removal of partitions, ceilings, flooring, windows, piping and fixtures for plumbing and heating or any component parts of a vacant building or structure to be demolished. The removal of interior wood doors shall not be considered commencement of demolition.

(2) *Heavy duty and light duty sidewalk sheds.* A sidewalk shed is for heavy duty use or light duty use.

(i) A heavy duty sidewalk shed is designed to carry a live load of at least 300 pounds per square foot (psf). Live load, including storage of materials, shall not exceed 300 psf unless the sidewalk shed is designed to carry a live load greater than 300 psf, and an application for a permit thereof is filed by a licensed architect or engineer and approved by the Department.

(ii) A light duty sidewalk shed is designed to carry a live load of at least 150 pounds per square foot. Storage of materials of any kind is not permitted on light duty sheds.

(b) No demolition of a building or structure shall commence until a complete application has been filed and a permit has been obtained from the Department of Buildings.

(c) Prior to filing of an application for a demolition permit, the applicant must submit a pre-demolition report to the Department and obtain a pre-demolition inspection and sign-off by the Department.

(d) *Posting of signs.* (1) Prior to the filing of an application for a demolition permit, the demolition contractor shall post a sign in a readily visible location on the front of the building to be demolished or on the sidewalk shed or other protective structure listed in §26-252(a) of the Administrative Code of the City of New York adjacent to such building with the following information:

Demolition Contractor

Name of the Contractor

Business Address

Business Telephone No.

Department of Buildings Complaint Number

Date of Expiration of Sidewalk Shed Permit, if applicable

A space shall be reserved on the sign for the posting of the demolition permit

(2) Where a sidewalk shed is erected, the sign shall also state whether it is a heavy duty sidewalk shed or light duty sidewalk shed. If the shed is for light duty use, the sign shall include the statement that storage is not permitted on the shed.

(3) After a demolition permit is obtained, the sign shall also contain a copy of the approved demolition permit.

(4) The sign shall be posted prior to the commencement of demolition, shall measure 25 square feet and the lettering shall be block lettering with a minimum height of three inches. The sign shall be posted upon the wall or fence or shed and shall be of contrasting color from the background. No sign shall be required when the building to be demolished does not exceed 15 feet in height. The sign must be in place 24 hours prior to commencement of any demolition activity and remain visible at the site until all work is completed.

(5) Other than as set forth above and in 1 RCNY §27-03, there shall be no other information, pictorial representations, or any business or advertising messages posted on the sidewalk shed or bridge or other structure listed in §26-252(a) of the Administrative Code which is erected at the demolition site.

(e) Requirements for demolition permits.

(1) A complete application shall be filed with the Department, along with all the necessary reports and certifications.

(2) The building or structure, or affected part thereof, shall be vacant and unoccupied.

(3) All gas, electric, water, steam or other supply lines shall be disconnected and certifications by the respective utility companies or agency to that effect are to be filed pursuant to Administrative Code

§27-168. Where the use of electricity or water is required during demolition, such electric or water lines as are necessary may be maintained provided they are protected as required by the Departments of Building and Environmental Protection; provided further that the consent of the utility company is filed for the maintenance of the electric service and a certification is filed from the Bureau of Water Supply of the Department of Environment Protection that a permit for the use of water in the demolition has been issued.

(4) The building or structure shall be treated effectively for the extermination of rats and a certification shall be filed to that effect by a licensed exterminator or the Health Department.

(5) Where a sidewalk shed is required a permit for its erection shall be obtained and the sidewalk shed erected in accordance with Administrative Code §27-1021.

(6) Where renewal for an application for a sidewalk shed or other protective structure listed in §26-252(a) of the Administrative Code of the City of New York and pursuant to §27-1021 of the Administrative Code is required, such application must be signed by the owner of the affected property.

(7) A permit will not be issued if the applicant demolition contractor has outstanding violations of the Building Code on other demolition jobs where such applicant (i) has failed to respond to notices of violation of an administrative tribunal issued for such violations within the time required by law and has failed to cure such default and/or (ii) has failed to appear on the return date or dates or any subsequent return date or dates of any summonses issued in a criminal proceeding for such violations and has failed to

remedy such non-appearance and/or (iii) has failed to comply with orders to correct such violations and/or (iv) has failed to certify such correction to the department within the time required by law and has failed to remedy such non-compliance.