

NYC Buildings Department 280 Broadway, New York, NY 10007

Rick D. Chandler, P.E., Commissioner



## BUILDINGS BULLETIN 2016-006 OTCR

Supersedes:	None
Issuer:	Alan Price, P.E. Director, Office of Technical Certification and Research
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Purpose:	This document clarifies and establishes additional requirements for special inspection agencies reporting inspection discrepancies and hazardous conditions in accordance with 1 RCNY 101-06 Section (b)(9).
Related Code Section(s):	BC 1704.20 1 RCNY 101-06
Subject(s):	Special inspections, special inspection agencies; Special inspections, reporting; Special inspections, discrepancies; Special inspections, hazardous conditions; Structural stability monitoring

Special Inspection Agencies are obligated to report inspection discrepancies and hazardous conditions in accordance with 1 RCNY 101-06 Section (b)(9):

"Reporting. The special inspection agency shall report any discrepancies noted during the inspection to the contractor and when applicable to the super-intendment of construction, as well as to the site safety coordinator or site safety manager, for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the owner, and the registered design professional of record prior to the completion of that phase of the work. The special inspector/special inspection agency shall report conditions noted as hazardous to life, safety or health that are not immediately corrected to the immediate attention of the Commissioner."

This bulletin clarifies and establishes additional requirements for reporting of discrepancies and hazardous conditions.

- **A. Reporting Discrepancies.** Discrepancies include conditions not in compliance with approved construction documents. Discrepancies shall be reported in accordance with 1 RCNY 101-06 Section (b)(9).
- **B.** Reporting Hazardous Conditions. Hazardous conditions include life, safety and health issues, and may also include discrepancies. In addition to the requirements of 1 RCNY 101-06 noted above, hazardous conditions shall be resolved and reported in accordance with the following:
  - 1. Emergencies shall be immediately reported by calling 911.
  - 2. Hazardous conditions and discrepancies with inherent dangerous conditions must be resolved immediately by engaging the contractor and other applicable site personnel.

- 3. Uncorrected hazardous conditions must be immediately reported to the Department. Call the Emergency Operations Center at (212) 393-2127. Photos and notes may be sent to BEIReferral@buildings.nyc.gov.
- 4. Hazardous conditions that may occur during construction work covered by special inspections of structural stability performed in accordance with section BC 1704.20 includes:
  - BC 1704.20.1 Structural stability of existing structures;
  - BC 1704.20.2 Excavations;
  - BC 1704.20.3 Underpinning;
  - BC 1704.20.4 Demolition; and/or
  - BC 1704.20.5 Raising and moving of a building.

## C. Structural Stability Monitoring.

1. The 2014 New York City Building Code introduced requirements for documenting and monitoring the structural stability of structures under construction and adjacent structures (section BC 1704.20.7.1). An appropriate monitoring plan shall include details for reporting uncorrected hazardous conditions to the Emergency Operations Center at (212) 393-2127.