

2017



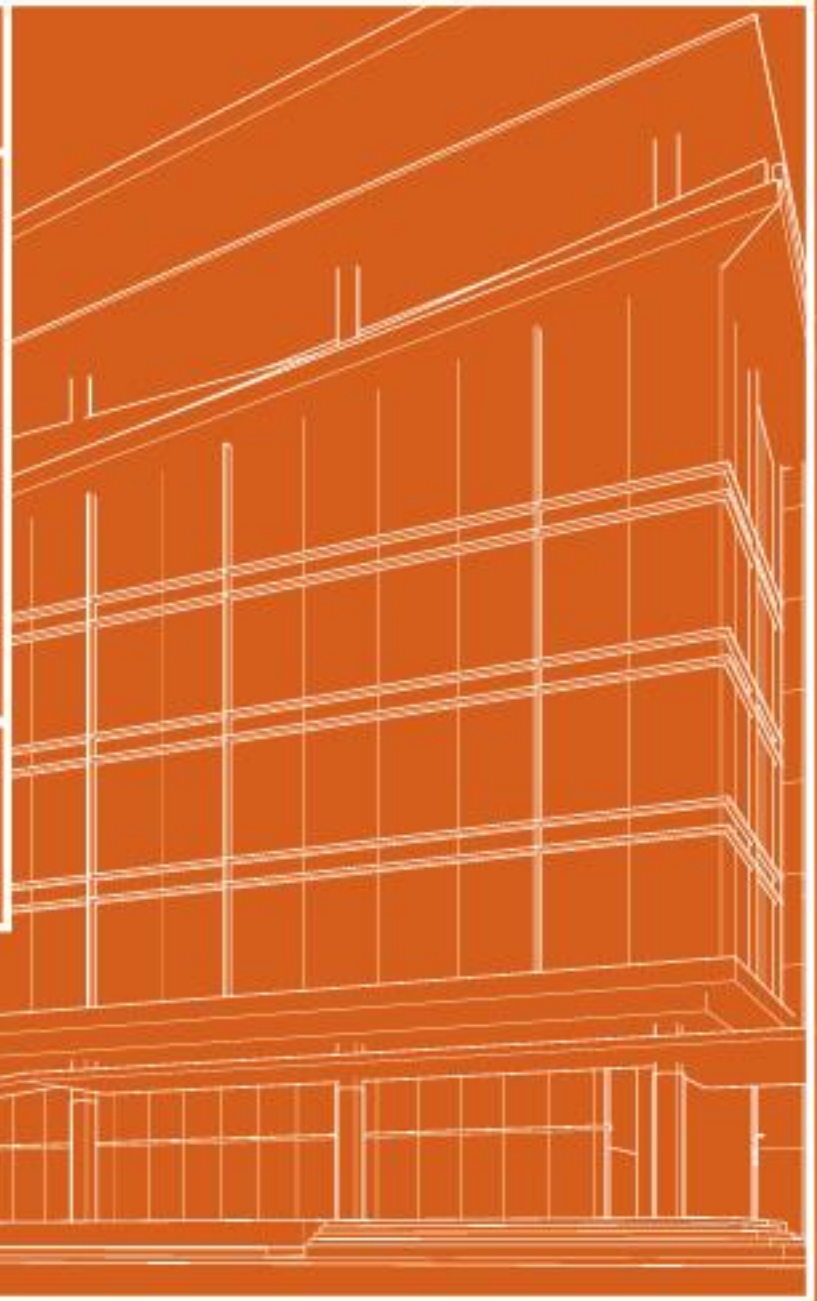
# Demolition & Site Safety Plan – Minimum Requirements

Course Number SW0417

John Chiusano, RA | Erik Jostock, RA

May 3, 2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**



Credit(s) earned on completion of this course will be reported to **AIA CES** for AIA members. Certificates of Completion for both AIA members and non-AIA members are available upon request.

This course is registered with **AIA CES** for continuing professional education. As such, it does not include content that may be deemed or construed to be an approval or endorsement by the AIA of any material of construction or any method or manner of handling, using, distributing, or dealing in any material or product.

---

Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# COPYRIGHT MATERIALS

This presentation is protected by US and International Copyright laws. Reproduction, distribution, display and use of the presentation without written permission of the speaker is prohibited.



© NYC Department of Buildings 2017



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# COURSE DESCRIPTION

---

- This course will explain how to file site safety and demolition plans with the Department of Buildings under the new 2014 Code. It will go over the Code revisions to show what is to be expected as far as the new requirements, when and which code to apply to your project. Also it will help explain how and what forms are required.
- This course will be 1 hour and 10 minutes long. The first 50 minutes will be a power point presentation and discussion followed by 20 minutes of Q&A.
- This course is 1 LU hour and will fall under the Health Safety and Welfare learning units.



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# LEARNING OBJECTIVES

---

At the end of the this course, participants will be able to:

1. Participants will be familiarized with the site safety & requirements contained in article 28-110 & Chapter 33 of the NYC Building Code.
2. Participants will be familiarized with the demolition requirements contained in Chapter 33 of the NYC Building Code.
3. Participants will review and be able to determine when to apply RCNY 3310-01
4. Participants will discuss individual roles in the site safety environment in order to mitigate safety concerns on a construction project.



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# *DEMOLITION PLANS*



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**



# HOW TO FILE A FULL DEMOLITION PLAN

01. File application in the Borough and pay all required fees
02. Bring the folder to the BEST Squad with four (4) sets of plans (two (2) log in cover sheets)
03. Review conducted by the BEST Squad
04. If approved then pre-demo is scheduled and conducted
05. If approved the permit is pulled
06. 24 hour notice call **(212) 393-2550**
07. Demo work starts
08. When demolition work is completed the Contractor emails the **BEST Demo Sign-Off** at [BSignOff@buildings.nyc.gov](mailto:BSignOff@buildings.nyc.gov)
09. BEST conducts sign-off inspection
10. Sign-off is entered into BIS



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# MINIMUM CONTENT

- To help the Applicant and Contractor get a first time approval we've created a guide to what is needed on a demolition submittal



## Minimum Content of Demolition Plan Submissions

Plan formatting and naming shall be in accordance with **B-Scan Requirements** document published October 2010. Plans must be in accordance with Article 104 (Construction Documents) of the Administrative Code; 3306.5.1, 3306.9 of the Chapter 33 of the BC, and the following:

1. A site plan showing the property to be demolished and all adjoining property. Building stories and heights must be provided for both the building being demolished, as well as all adjoining buildings. This site plan must also provide horizontal offset dimensions of all adjacent structures from the **property lines** of structure being demolished and from the structure itself. All addresses and block & lot numbers must be provided and the property lines must be bold and clear.
2. Basic structure of the building being demolished must be provided, including general sizes and types of main structural members. A general structural lateral system must be identified as well. Due diligence on the part of the Applicant of Record is required (both research and field survey) to provide as much information as necessary to produce a **thorough representation** of the structure.
3. A statement must be provided on the cover page of the plans stating that the condition of the existing structure to be demolished has been assessed and whether it has been determined to be *weakened* or not (per BC 3306.7 *demolition of weakened structures*) AND whether it requires shoring/bracing or remedial work to be installed prior to demolition.

*NOTE: This condition assessment should be documented by a signed and sealed report available upon DOB request.*

4. All construction fencing/gates, including types, locations and dimensions must be clearly identified. The location of the projects information sign must also be shown. A section detail of the fence must be provided. (All fences require design as per 2014 Code and the design must be available on site or included in the DM filing.)
5. The demolition safety zone must be shown and the method of defining that zone (fencing, barriers, etc.) must be provided. The safety zone must be determined by the Applicant of Record based on

Bill de Blasio, Mayor  
Rick D. Chandler, P.E., Commissioner

[Inquiry@buildings.nyc.gov](mailto:Inquiry@buildings.nyc.gov)  
[nyc.gov/buildings](http://nyc.gov/buildings)

page 1 of 4

[http://www1.nyc.gov/assets/buildings/pdf/cs\\_industry\\_notice\\_site\\_safety\\_plan\\_min\\_content.pdf](http://www1.nyc.gov/assets/buildings/pdf/cs_industry_notice_site_safety_plan_min_content.pdf)



NYC  
Buildings

2017

BUILD SAFE / LIVE SAFE  
CONFERENCE



# COMMON DEMOLITION SUBMITTAL MISTAKES

## 1. Incorrect information on the cover log in cover sheet

The image shows a screenshot of the NYC Buildings Demolition Cover Sheet form. Red lines and boxes highlight several areas where mistakes are commonly made:

- HPD & BUILD IT BACK MUST BE MARKED:** A red box highlights the "HPD:" and "Build It Back:" dropdown menus.
- Application Type:** A red box highlights the "Application Type" dropdown menu, which includes options like "ALTERATION TYPE 2", "ALTERATION TYPE 3", "DEMOLITION", "Hand SS & Mechanical FDTN", and "Legalization of Demo".
- NO. of Stories:** A red box highlights the "NO. of Stories" dropdown menu, which includes options like "SINGLE STORY GARAGE", "CELLAR - 3", "4 - 9", "10 - 14", "15 - 30", "31 - 40", "41 - 51", "52 - 60", and "61+".
- Submittal Format:** A red box highlights the "Submittal Format" dropdown menu, which includes options like "3D BIM", "2D ELECTRONIC", and "2D HARD COPY".
- Building type:** A red box highlights the "Building type" dropdown menu, which includes options like "RESIDENTIAL", "COMMERCIAL", "MANUFACTURING", and "PRIVATE GARAGE".
- Submission Type:** A red box highlights the "Submission Type" dropdown menu, which includes options like "INITIAL SUBMISSION", "RESUBMISSION", "ANSWER TO OBJECTIONS", "ANSWER TO PRE-DEMO OBJECTIONS", "POST APPROVAL REVISION", "POST APPROVAL RESUBMISSION", "PAA Sign Off", and "PAA Stop Work Order".

The form itself includes sections for:

- NYC Buildings** logo and **DEMOLITION Cover Sheet** title.
- Drop off Date:**, **Application No.:**, **Major Project:**, **HPD:**, **Build It Back:**, **Filed at Address:**, **AKA Address:**, **Borough:**, **Block:**, **Lot:**, **Community Board:**, **BIN No.:**
- Application Type:** dropdown menu.
- No. of Stories:** dropdown menu.
- General Description:** checkboxes for **Full Demo:** Interior, Exterior, Handheld, Blasting, (Full) Mechanical, (Partial) Mechanical; **Partial Demo:** Interior, Exterior, Handheld, Blasting, (Full) Mechanical, (Partial) Mechanical; and **Exempt from Plans:**.
- Legalization of Demo:** dropdown menu, **Landmark Building:** dropdown menu, **Submittal Format:** dropdown menu.
- Submission Type:** dropdown menu.
- Contact Information:** fields for Applicant / Company Name, Contact Name, Expediting Company / Courier Name, Contact Name, Contracting Company Name, and Contact Name, each with corresponding Phone and Email fields.
- FOR INTERNAL USE ONLY:** section with checkboxes for **Information provided above verified by (INITIAL):**, **Emergency Dec filed:** YES/NO, **Document Attached:** YES/NO, **Date assigned to Examiner:**, **Examiners name (PRINT):**, **Job Status:** Approved/Disapproved, **Date:**, and **Objection Attached:** YES/NO.

# COMMON DEMOLITION SUBMITTAL MISTAKES

## 2. Filed on the under the wrong address or BIN

**Job Info** | Work Types | Considerations | Bldg Info | Comments Validate

Job Location | Applicant | Filing Rep | Owner | Owner Statements | Job Desc | Special Programs

FILING AT: QNS - 75-02 177TH ST ALTERATION 2 - INIT

User Ref ID : 75-02\_177 DOB Reference Number : T00001384333

---

**Job Location** *(show help for this section)*

Please enter the following information about the Location where the work will take place.

*Borough	*House Number	*Street Name
Queens	75-02	177TH STREET
*Block	*Lot	*BIN
07187	00007	4154550
		*CB No. 408

---

**Property Profile Overview**

75-02 GAR 177 STREET	QUEENS 11366	BIN# 4561262
177 STREET	75-02 GARAGE - 75-02 GARA	Health Area : 2130 Tax Block : 7187
	Census Tract : 1339	Tax Lot : 7
	Community Board : 408	Condo : NO
	Buildings on Lot : 2	Vacant : NO

---

**Job Info** | Work Types | Considerations | Bldg Info | Comments A

Job Location | Applicant | Filing Rep | Owner | Owner Statements | Job Desc | Special Programs

FILING AT: QNS - 75-02 GAR 177TH ST DOB Reference Number : T01384333

User Ref ID : T01384333 DOB Reference Number : T01384333

---

**Job Location** *(show help for this section)*

Please enter the following information about the Location where the work will take place.

*Borough	*House Number	*Street Name
Queens	75-02 GAR	177TH STREET
*Block	*Lot	*BIN
07187	00007	4561262
		*CB No. 408

Apartment/Condo Numbers





# COMMON DEMOLITION SUBMITTAL MISTAKES

3. Required forms filled out incorrectly or missing
  - B Form 2A: BEST Pre-Demolition Inspection Application
  - BEST4 Application: BEST Recommendation for Mechanical Means Demolition
  - DS1: Demolition Submittal Certification Form



# B2A: PRE-DEMOLITION INSPECTION FORM

- All demolition applications **must** be pre-filed prior to requesting a pre-demolition inspection from BEST
- BEST will only accept applications for inspection prior to demolition (B Form 2A) with the nine digit BIS job number on the upper right hand corner of the form

		APPLICATION FOR INSPECTION PRIOR TO DEMOLITION (AND PRE-DEMOLITION REPORT)		BEST USE ONLY DEMOLITION #
<i>Applicant, please complete all information requested below: (For mechanical demolition requests, complete form BEST-4 as well.)</i>				
Number of structures at this address you intend to demolish (a separate application is required for each):				
Name:	Company:			
E-mail:	Phone:	Fax:		
Application date:	<input type="checkbox"/> Bronx	<input type="checkbox"/> Brooklyn	<input type="checkbox"/> Manhattan	<input type="checkbox"/> Queens <input type="checkbox"/> Staten Island
Structure type (check only one):	<input type="checkbox"/> House	<input type="checkbox"/> Garage	<input type="checkbox"/> Shed	<input type="checkbox"/> Commercial Building <input type="checkbox"/> Other:
Building address:	Legalizing a completed demolition? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Cross streets:	BIN:	Block:	Lot:	
All AKA's ("Also-Known-As", if applicable):				
BIS job # for demolition (DM) filing:		Other related BIS job #s (if applicable):		
Distance from nearest street corner (in feet):		Mechanical demolition requested? <input type="checkbox"/> No <input type="checkbox"/> Full <input type="checkbox"/> Partial		
<b>BEST must be notified in writing 24 hours prior to the commencement of any full demolition (see BC 105.6 f).</b>				
<b>PLOT DIAGRAM (MUST INDICATE ZONE OF SAFETY ON DIAGRAM)</b>				
 The north point of the diagram must agree with the arrow.				
<i>A survey may be submitted in addition to or in lieu of a plot diagram as long as the zone of safety is indicated.</i>				
<b>DO NOT WRITE BELOW THIS LINE: OFFICIAL USE ONLY</b>				
Date of report:	Number of stories:	Height of building:		
Occupancy: Is building vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No	Sidewalk shed required? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, has a sidewalk shed been erected? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, provide permit number:			
Does the building have fire escapes or other exits used jointly with an adjoining or abutting building? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Will the removal of the fire escape or other exit affect the adjoining building? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Does the building have party walls or walls enclosing an adjoining building? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, please describe:				
Has the demolition of the building commenced? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, answer the following questions:				
Has work been stopped? <input type="checkbox"/> Yes <input type="checkbox"/> No		Have the police been notified? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Has an ECB violation been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, provide ECB violation number:		
Comments:				
<b>Inspection Result:</b> <input type="checkbox"/> Pass <input type="checkbox"/> Fail				
Inspected by:	Signature:	Badge #	Date:	
Supervisor:	Signature:	Badge #	Date:	
Administrative Comments:				

Form 2A (Rev. 2/15)



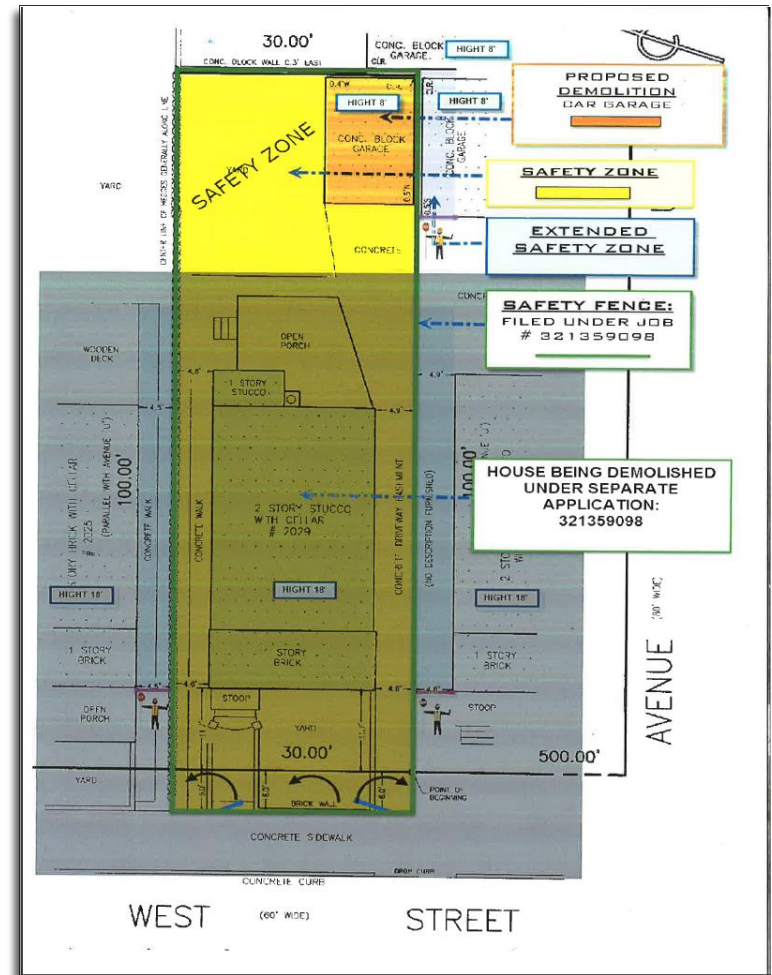
**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
CONFERENCE

# B2A: PRE-DEMOLITION INSPECTION FORM

- If you choose to you can attach a separate drawing to this form to allow more room to clearly reflect the proposed work





# BEST 4: MECHANICAL DEMOLITION FORM

## BEST Recommendation for Mechanical Means Demolition

- To request a recommendation for mechanical means demolition, you must complete and submit a BEST 4 form to BEST at time of submittal of pre-demolition application.
- The Borough Commissioner's approval is still required after receiving BEST recommendation.

NYC BUILDINGS		APPLICATION FOR BEST RECOMMENDATION FOR MECHANICAL MEANS DEMOLITION		BEST USE ONLY DEMOLITION #	
Application must be typewritten.					
<b>Structure and Location Information:</b>					
Number of structures at this address you intend to demolish (a separate application is required for each):					
Name:		Company:			
E-mail:		Phone:		Fax:	
Application date:		<input type="checkbox"/> Bronx <input type="checkbox"/> Brooklyn <input type="checkbox"/> Manhattan <input type="checkbox"/> Queens <input type="checkbox"/> Staten Island			
Structure type (check only one): <input type="checkbox"/> House <input type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Commercial Building <input type="checkbox"/> Other:					
Building address:					
Cross streets:		BIN:		Block: Lot:	
All AKA's ("Also-Known-As", if applicable):					
BIS job # for demolition (DM) filing:				Other related BIS job #s:	
Distance from nearest street corner (in feet):					
<b>Mechanical Means Information:</b>					
Description of mechanical equipment proposed for demolition:					
<input type="checkbox"/> Requesting full mechanical demolition <input type="checkbox"/> Requesting partial mechanical demolition					
A plot plan must accompany this request. It must show:					
<ul style="list-style-type: none"><li>• the size of the lot, the size, location and height of all structures on the lot of adjacent structures</li><li>• the structures which are to be demolished and the structures or portions thereof which are to be demolished by mechanical means</li><li>• the construction classification of the building to be demolished</li><li>• the mechanical means to be used (type of machinery) and proposed location of it</li><li>• the safety zone</li><li>• the location of the sidewalk shed, fences and other protective construction</li><li>• the width of the adjoining street</li></ul>					
<b>Agreement and Signature:</b>					
By signing below, I agree that if issued a mechanical means permit:					
<ul style="list-style-type: none"><li>• A construction fence will be erected along the perimeter of job site. No persons other than the operator of the equipment will be permitted within the safety zone of demolition while the mechanical means method of demolition is in use. No part of the equipment, when in use will extend beyond the permitted boundaries. Letter of Request, Letter of Permission and Plot Plan must be available on the premises during course of demolition.</li><li>• All Building Department regulations will be followed when performing the demolition in accordance with Chapter 19 Article 6, section 27-1039d.</li><li>• All hand demolition will be completed and inspected by B.E.S.T. prior to commencement of any Mechanical demolition</li></ul>					
Print Name:		Title:			
Company:					
Signature:				Date:	
<b>BEST Use Only</b> <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved					
Reviewed by:		Signature:		Badge # Date:	
Supervisor:		Signature:		Badge # Date:	
Comments:					

safety • service • integrity

BEST4 (7/08)



NYC  
Buildings

2017

BUILD SAFE / LIVE SAFE  
CONFERENCE



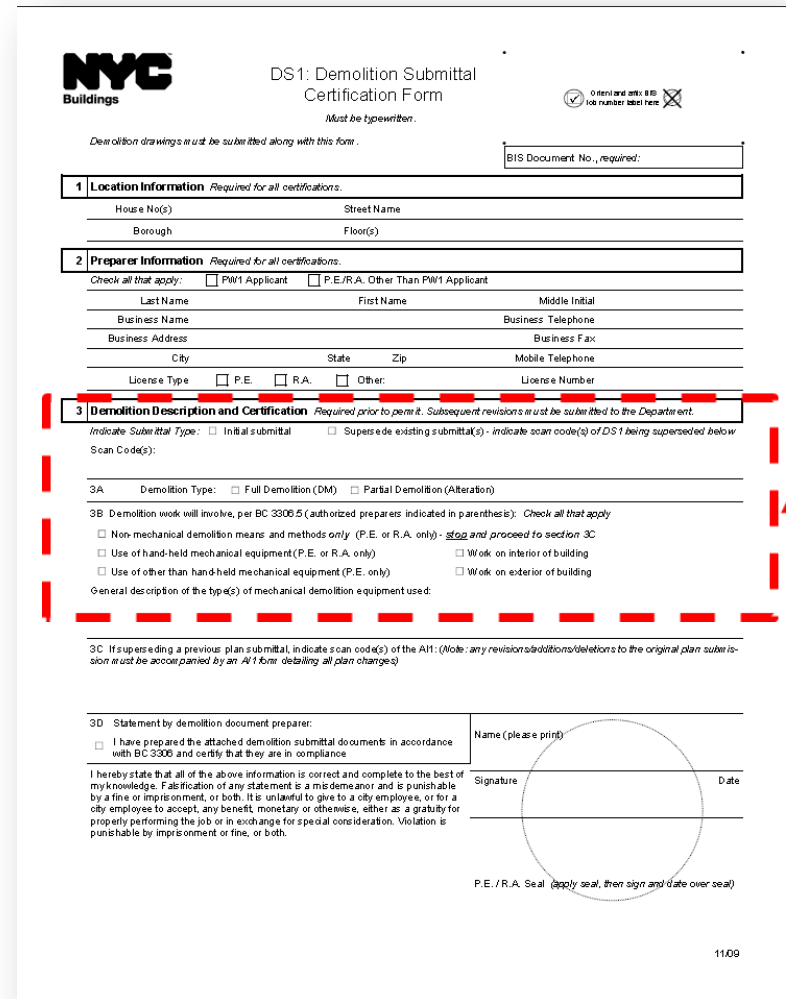
# DS1: DEMOLITION SUBMITTAL FORM

**MUST** be submitted by the person preparing Demolition Submittal Plans

Items 3A & 3B indicate the following:

- Full or Partial Demolition
- If hand held tools will be used
- Mechanical Equipment only
- If the work is from the interior or exterior
- Give a make & model of mechanical equipment with its intended use

*Don't mark hand held mechanical equipment this is an 2008 Code reference.*



The image shows the DS1: Demolition Submittal Certification Form from NYC Buildings. The form is titled "DS1: Demolition Submittal Certification Form" and includes the NYC Buildings logo. It contains several sections for information entry, including location, preparer details, and demolition specifics. A red dashed box highlights sections 3A and 3B, which are related to mechanical equipment. A red arrow points to this highlighted area. The form also includes a section for the preparer's statement and a signature line.

**NYC Buildings**

DS1: Demolition Submittal Certification Form

Must be typewritten.

Demolition drawings must be submitted along with this form.

BIS Document No., required:

**1 Location Information** Required for all certifications.

House No(s) Street Name

Borough Floor(s)

**2 Preparer Information** Required for all certifications.

Check all that apply: ☐ PW1 Applicant ☐ P.E./R.A. Other Than PW1 Applicant

Last Name First Name Middle Initial

Business Name Business Telephone

Business Address Business Fax

City State Zip Mobile Telephone

License Type ☐ P.E. ☐ R.A. ☐ Other: License Number

**3 Demolition Description and Certification** Required prior to permit. Subsequent revisions must be submitted to the Department.

Indicate Submittal Type: ☐ Initial submittal ☐ Supersede existing submittal(s) - indicate scan code(s) of DS1 being superseded below Scan Code(s):

3A Demolition Type: ☐ Full Demolition (DM) ☐ Partial Demolition (Alteration)

3B Demolition work will involve, per BC 3306.5 (authorized preparers indicated in parenthesis): Check all that apply

☐ Non-mechanical demolition means and methods only (P.E. or R.A. only) - stop and proceed to section 3C

☐ Use of hand-held mechanical equipment (P.E. or R.A. only) ☐ Work on interior of building

☐ Use of other than hand-held mechanical equipment (P.E. only) ☐ Work on exterior of building

General description of the type(s) of mechanical demolition equipment used:

3C If superseding a previous plan submittal, indicate scan code(s) of the A11: (Note: any revisions/additions/deletions to the original plan submittal must be accompanied by an A11 form detailing all plan changes.)

3D Statement by demolition document preparer:

☐ I have prepared the attached demolition submittal documents in accordance with BC 3306 and certify that they are in compliance

Name (please print)

I hereby state that all of the above information is correct and complete to the best of my knowledge. Fabrication of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Signature

Date

P.E. / R.A. Seal (apply seal, then sign and date over seal)

11/09

# COMMON DEMOLITION SUBMITTAL MISTAKES

4. Required photos are inadequate or missing
  - At a minimum of one per exposure



[illegible]

- 

# COMMON DEMOLITION SUBMITTAL MISTAKES

## 8. Inadequate demolition sequence

### FLOOR BY FLOOR DEMOLITION PROCEDURE:

#### PHASE 1 – HAND DEMOLITION (● ROOF)

1. CONTRACTOR TO REMOVE BRICK PLANTERS, STEPS AND FENCE IN THE FRONT YARD TO ALLOW FOR THE INSTALLATION OF THE CONSTRUCTION FENCE TO ENCLOSE THE SITE.
2. INSTALL ROOF AND OVERHEAD PROTECTION AS PER THE PLAN FOR ADJACENT NEIGHBORS PROPERTY. INSTALL DEBRIS CHUTES PER PLAN.
3. CUT & REMOVE FIRE ESCAPE IN MANAGEABLE PIECES (LESS THAN 60 LBS.) FROM EXPOSURE #3. USE ROPES TO TIE OFF SECTIONS OF RAILING AND PLATFORM. LOWER DEBRIS SAFELY TO GRADE.
4. AT 1 STORY ADDITION ALONG EXPOSURE #3, CUT & REMOVE ROOF MEMBRANE, DECKING AND ROOF JOISTS. LOWER DEBRIS TO GRADE FOR REMOVAL.
5. REMOVE EXTERIOR WOOD FRAME WALLS OF THE 1 STORY ADDITION DOWN TO TOP OF 1ST FLOOR LEVEL. REMOVE FIRST FLOOR JOISTS. DEMOLISH THE REMAINING FOUNDATION WALL TO GRADE. CLEAN THE AREA TO ERECT OVERHEAD PROTECTION. DISPATCH DEBRIS TO DEBRIS PILE.
6. UTILIZING MANUAL LABOR, CUT & REMOVE ROOF MEMBRANE AND WOOD ROOF DECK. LOWER DEBRIS TO GROUND FOR CUTTING AND REMOVAL.
7. DEMOLISH BRICK CHIMNEY DOWN TO ROOF PLANE. REFER TO CHIMNEY DEMOLITION PROCEDURE THIS SHEET. DISPATCH DEBRIS TO GRADE VIA DEBRIS CHUTE.

#### PHASE 2 – HAND DEMOLITION (ROOF TO FIRST FLOOR)

1. REMOVE WOOD ROOF FRAMING FROM BELOW AT THE ROOF UTILIZING MANUAL LABOR DOWN TO ATTIC FLOOR. UTILIZE DEBRIS CHUTES TO LOWER DEBRIS TO GRADE FOR CUTTING AND REMOVAL.
2. CONTRACTOR TO DEMOLISH THE FLOOR JOISTS AT THE ATTIC LEVEL. DISPATCH DEBRIS TO GRADE VIA DEBRIS CHUTES.
3. CONTRACTOR TO WORK AT THE 3RD FLOOR PLANE. REMOVE NON-LOAD BEARING INTERIOR WALLS FIRST. REMOVE 4 SIDES OF 3RD FLOOR WOOD FRAME EXTERIOR WALL TO 3RD FLOOR PLANE WITH MANUAL LABOR. CONTRACTOR TO DISPATCH DEBRIS TO GRADE FOR SORTING AND REMOVAL USING DEBRIS CHUTES. NO ACCUMULATION OF DEBRIS SHALL BE ALLOWED ON FLOORS.
4. CONTRACTOR TO WORK AT THE 2ND FLOOR PLANE. REMOVE NON-LOAD BEARING INTERIOR WALLS FIRST ALONG WITH THE STAIRS TO THE FLOOR ABOVE. REMOVE 4 SIDES OF 2ND FLOOR WOOD FRAME EXTERIOR WALL TO 2ND FLOOR PLANE WITH MANUAL LABOR. CONTRACTOR TO DISPATCH DEBRIS TO GRADE FOR SORTING AND REMOVAL USING DEBRIS CHUTES. NO ACCUMULATION OF DEBRIS SHALL BE ALLOWED ON FLOORS.
5. CONTRACTOR TO REPEAT STEP #4. CONTINUE DEMOLITION IN THIS MANNER UNTIL REACHING THE FIRST FLOOR PLANE.

#### PHASE 3 – HAND & MECHANICAL DEMOLITION (FOUNDATION REMOVAL)

1. REMOVE THE FIRST FLOOR DECK AND WOOD JOISTS. CUT & REMOVE JOISTS AND LIFT TO GRADE FOR REMOVAL. REMOVE INTERIOR FOUNDATION WALLS TO TOP OF SLAB ELEVATION. REMOVE WOOD POST COLUMNS FROM CELLAR. DISPATCH DEBRIS TO GRADE FOR SORTING & REMOVAL.
2. UTILIZE HANDHELD EQUIPMENT & EXCAVATOR TO CRACK & REMOVE FOUNDATION WALLS ABOVE GRADE. FOUNDATION WALLS AND FOOTINGS BELOW GRADE ARE TO REMAIN UNDISTURBED. CELLAR SLAB IS TO BE CRACKED FOR DRAINAGE. BACKFILL SITE TO GRADE.
3. UTILIZE LOADER AND EXCAVATOR TO MOVE DEBRIS FROM SITE.

UNDISTURBED  
DEMOLITION  
B.E.S.T. SQUARE  
APR 15, 2017



**NYC**  
Buildings

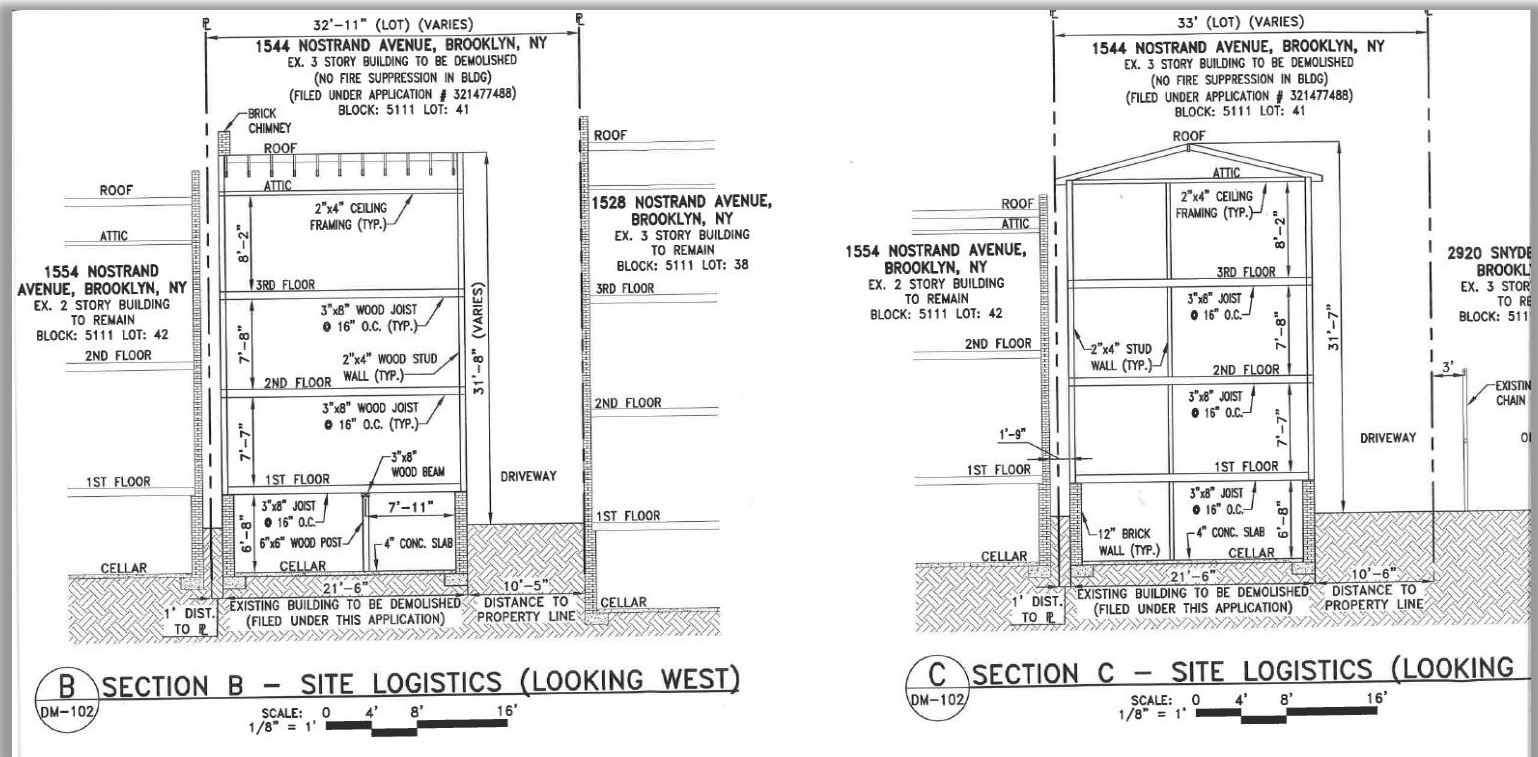
2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**



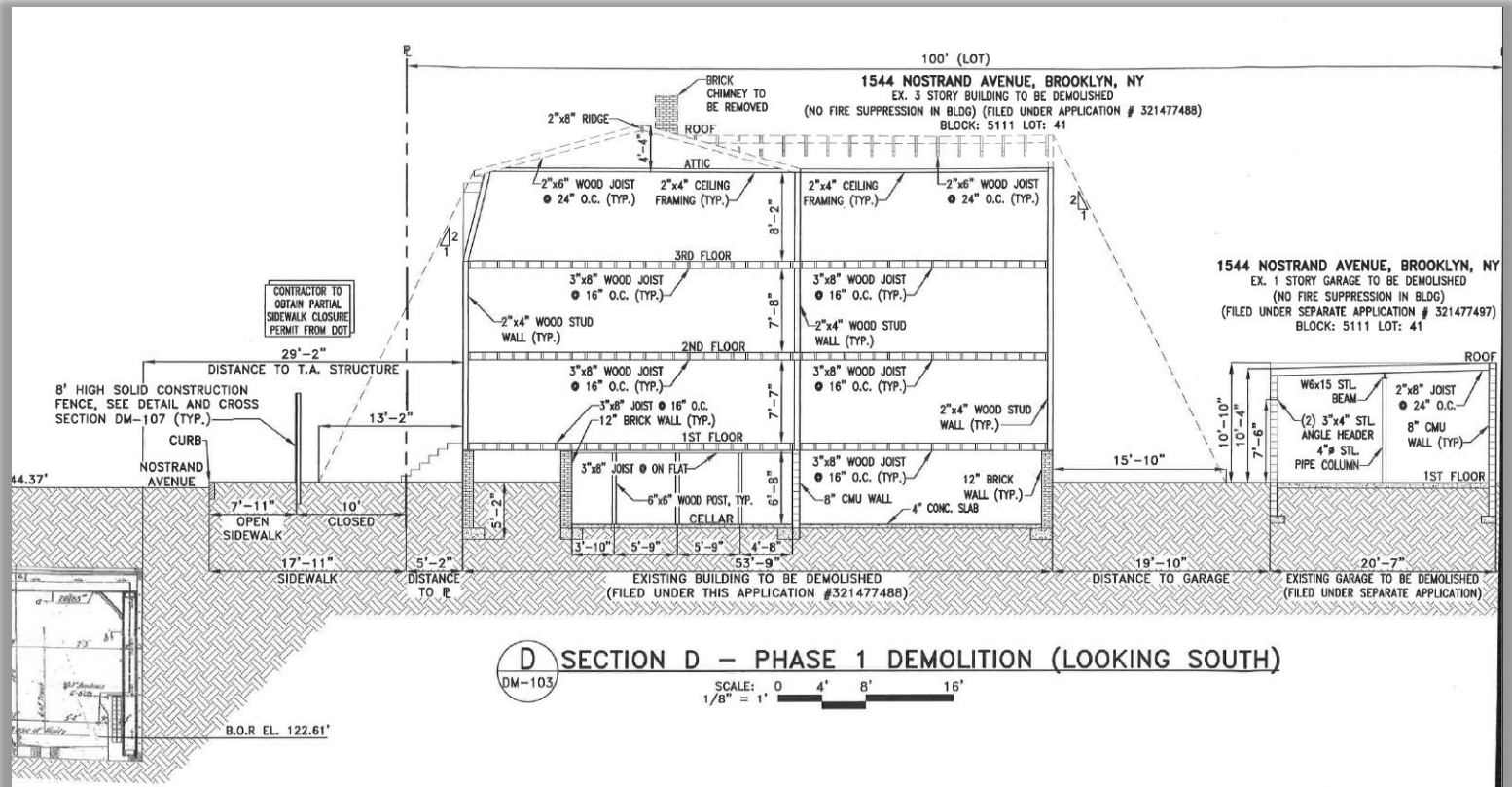
# COMMON DEMOLITION SUBMITTAL MISTAKES

## 9. Building materials not indicated on the plan and sections



# COMMON DEMOLITION SUBMITTAL MISTAKES

## 9. Building materials not indicated on the plan and sections



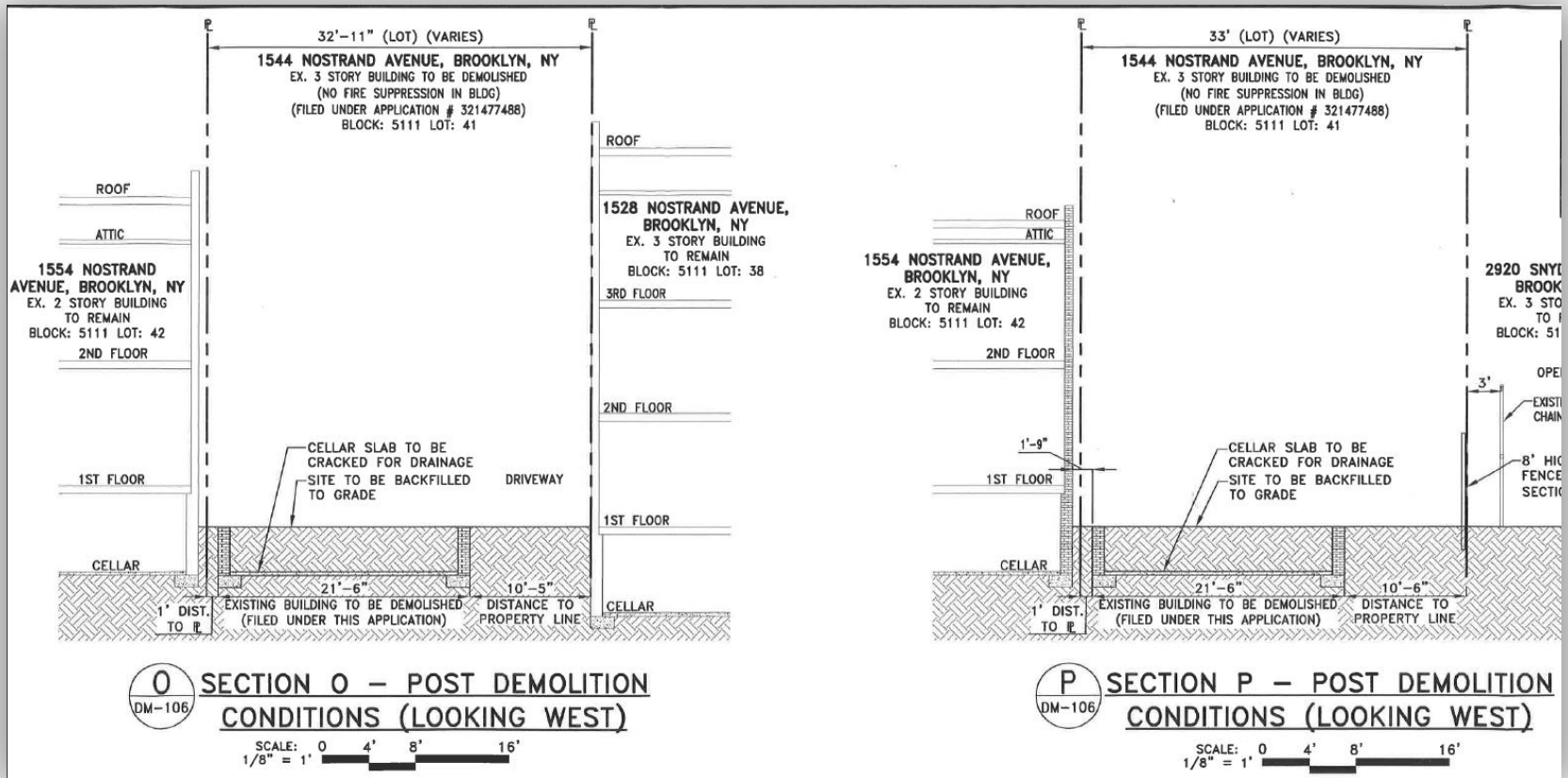


## 10. End of demolition conditions not shown



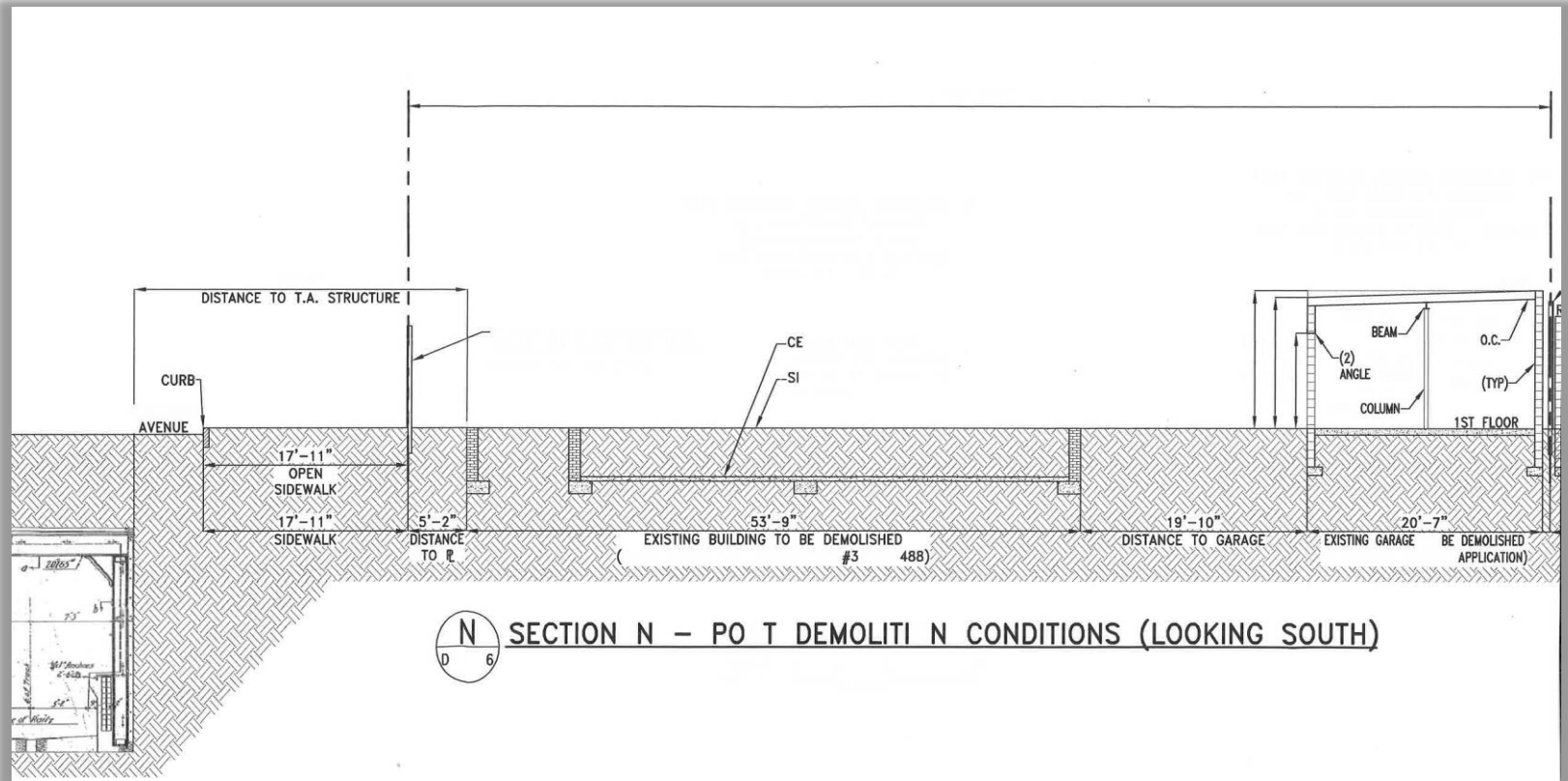
# COMMON DEMOLITION SUBMITTAL MISTAKES

## 10. End of demolition conditions not shown



# COMMON DEMOLITION SUBMITTAL MISTAKES

## 10. End of demolition conditions not shown



# ***SITE SAFETY***



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# TYPES OF SITE SAFETY PLANS

1. Site Safety for NBs 10 stories or 125 feet in height or more
2. Site Safety for Local Law façade work on buildings 15 stories or 200 feet in height or more
3. Alteration on existing buildings where you add or remove 1 or more floors on an existing building or completely remove the façade on a building 10 stories or 125 feet in height
4. Any New building with lot coverage of 100,000 sf or more
5. Any project that the Commissioner deems to be site safety



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**



# FILING SITE SAFETY PLANS

1. Bring the four (4) sets of plans to the BEST Squad (two (2) log in cover sheets)
2. Email a PDF of the Plans and one (1) log in cover sheet to BEST Plan Exam [BESTPlanExam@buildings.nyc.gov](mailto:BESTPlanExam@buildings.nyc.gov)

*See industry notice on our home page*

3. Local law Façade plans only they can be professionally certified by a licensed professional and emailed to SSP Facade [sfacade@buildings.nyc.gov](mailto:sfacade@buildings.nyc.gov)

*See industry notice on our home page*



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**



# SITE SAFETY PLAN REQUIREMENTS

Under **Article 110** Site Safety Plans 28-110.1 and 28-110.2

Currently there are **21 items** listed under this Article.

## ARTICLE 110 SITE SAFETY PLAN

§28-110.1 Site safety plan. Where a site safety plan is required by chapter 33 of the New York City building code, such plan shall include the following:

1. Location of all construction fences around work site;
2. Location of all gates in construction fences;
3. Location of standard guardrails around excavations, when required;
4. Horizontal and vertical netting program, including details of the initial installation, schedule of horizontal jumps and vertical installations, and designated crane and derrick lifting areas where horizontal netting is omitted. The program shall include as an attachment any department approval obtained regarding required safety netting during construction or demolition operations; the revised site safety plan shall be approved;
5. Location of all sidewalk sheds, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
6. Location of all temporary walkways, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
7. Location of foot bridges and motor vehicle ramps, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
8. Protection of side of excavation, when required, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
9. Location of all street and sidewalk closing(s), including appropriate department application numbers and department of transportation permit numbers and expiration dates;
10. Approximate location of material and personnel hoist(s) and loading areas, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
11. Approximate location of all crane and derrick loading areas;
12. Location of all surrounding buildings, indicating occupancy, height and type of any required roof protection;
13. Location of all standpipe system and fire department hose connections;
14. Location of all temporary elevators for fire department use when building is above 75 feet (22 860 mm) in height;
15. Location of all exterior contractors' sheds;
16. All required safety netting and scaffolding;
17. Widths of all sidewalks and roadways; all traffic information; all exits from job site;
18. A copy of the proposed site safety manager or site safety coordinator's certificate, as applicable, including the certificate for any alternate site safety manager or site safety coordinator.
19. Such features requiring special sequencing in order to maintain safe conditions with a written description of those sequences.

### UPDATE # 10

20. The site safety plan shall include a statement that prior to performing any work on the project all workers shall have successfully completed, within the previous five calendar years, a ten hour course approved by the United States Department of Labor Occupational Safety and Health Administration in construction industry safety and health, or by the commissioner covering substantially the same material. Successful completion of such training course shall be evidenced by (a) presentation of a bona fide course completion card, (b) copy of such card, (c) a training roster, attendance record or other documentation from the certified trainer pending the issuance of such card or (d) other valid proof which may be approved by the commissioner. Such evidence shall be readily available to the commissioner upon request; and

21. A statement that all workers employed on the site will receive a site-specific safety orientation program. This program shall include a review of any hazardous activities of the job that are relevant to the tasks and activities to be performed. All workers must attend such a program no later than seven days after commencing their employment.

### NEW

§28-110.2 Phased site safety plans. Multiple layouts of the site safety features enumerated in section 28-110.1 may be submitted at any time during construction operations to show phased site safety designs consistent with the phase of anticipated work.

# SITE SAFETY PLAN REQUIREMENTS



## Façade Filing Checklist



- 1- The address on the plan must be the same as the "Filed At" in BIS

**Location Information (Filed At)**  
 Hoese NOSES: 280 Street Name: BROADWAY  
 Borough: Manhattan Block: 153 Lot: 1 DRE: 1079215\* CB No: 101  
 Work on Floor(s): PEN 001 thru 007 Apt/Condo No(s): Zip Code: 10007

- 2- Box 9C must be marked YES

**9 Additional Considerations, Limitations or Restrictions**  
 Yes No

☒ ☐ Site Safety Job / Project

- a. The Required Item must be entered and left open so it can be received.

47 TOTAL ITEMS REQUIRED FOR JOB PRIOR TO PERMIT ONLY	WHO REC'D	PRE TO	REQUIRED ID	RECEIVED ID	DATE DATE	DATE CERTIFIED	WAVED	AUTO POPULATED
RA0233 STREET TREES: RECEIPT OF STREET TREES SITE PLAN	N	PER YH	02/07/2012	DTI	03/30/2012			Yes
RB0003 SITE SAFETY PLAN BEST APPROVAL REQUIRED	T	PER YH	02/07/2012	NAB	04/23/2012			Yes

- 3- All plans, elevations, section and details, inclusive of text/fonts, must be drawn to scale as per BC 28-104.7.3.
- 4- A complete set of construction documents (i.e. drawings) must be arranged and strictly complied with as follows:

### SHEET #1 - Title Sheet

Site Safety Façade Repair Plan  
 For  
 Project name, Address, Borough, corresponding Application #

The following must also be included on the title sheet:

- Block & Lot
- Zone & Map
- Number of stories & Height
- Buildings use and construction
- BIN #
- Community Board Number
- Name of Company responsible for drafting the plans
  - Address of Company
  - Contact name and number.

build safe | live safe

Façade Filing Checklist/08/202014



## New Building Filing Checklist



- 1- The address on the plan must be the same as the "Filed At" in BIS

**Location Information (Filed At)**  
 Hoese NOSES: 280 Street Name: BROADWAY  
 Borough: Manhattan Block: 153 Lot: 1 DRE: 1079215\* CB No: 101  
 Work on Floor(s): PEN 001 thru 007 Apt/Condo No(s): Zip Code: 10007

- 2- Box 9C must be marked YES

**9 Additional Considerations, Limitations or Restrictions**  
 Yes No

☒ ☐ Site Safety Job / Project

- a. The Required Item must be entered and left open so it can be received.

47 TOTAL ITEMS REQUIRED FOR JOB PRIOR TO PERMIT ONLY	WHO REC'D	PRE TO	REQUIRED ID	RECEIVED ID	DATE DATE	DATE CERTIFIED	WAVED	AUTO POPULATED
RA0233 STREET TREES: RECEIPT OF STREET TREES SITE PLAN	N	PER YH	02/07/2012	DTI	03/30/2012			Yes
RB0003 SITE SAFETY PLAN BEST APPROVAL REQUIRED	T	PER YH	02/07/2012	NAB	04/23/2012			Yes

- 3- All plans, elevations, section and details, inclusive of text/fonts, must be drawn to scale as per BC 28-104.7.3.
- 4- A complete set of construction documents (i.e. drawings) must be arranged and strictly complied with as follows:

### SHEET #1 - Title Sheet

Site Safety Logistic Plan  
 For  
 Project name, Address, Borough, corresponding Application #

The following must also be included on the title sheet:

- Block & Lot
- Zone & Map
- Number of stories & Height
- Buildings use and construction
- BIN #
- Community Board Number
- Name of Company responsible for drafting the plans
  - Address of Company
  - Contact name and number.

build safe | live safe

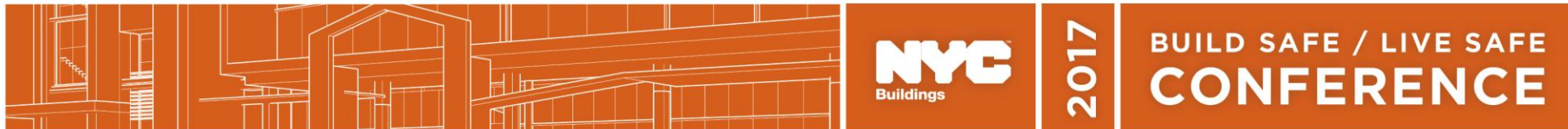
Façade Filing Checklist/08/202014



2017

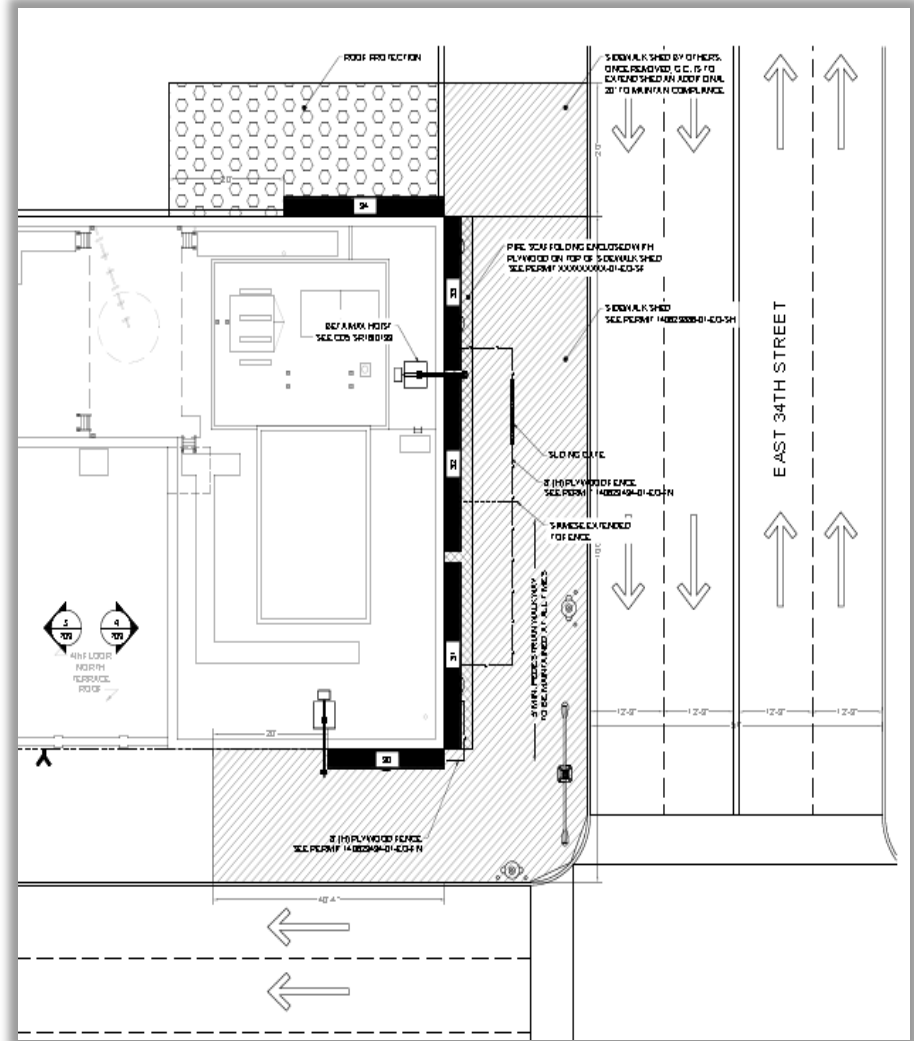
BUILD SAFE / LIVE SAFE  
 CONFERENCE

## 1. Filed under the incorrect address



# COMMON LOCAL LAW SAFETY PLAN MISTAKES

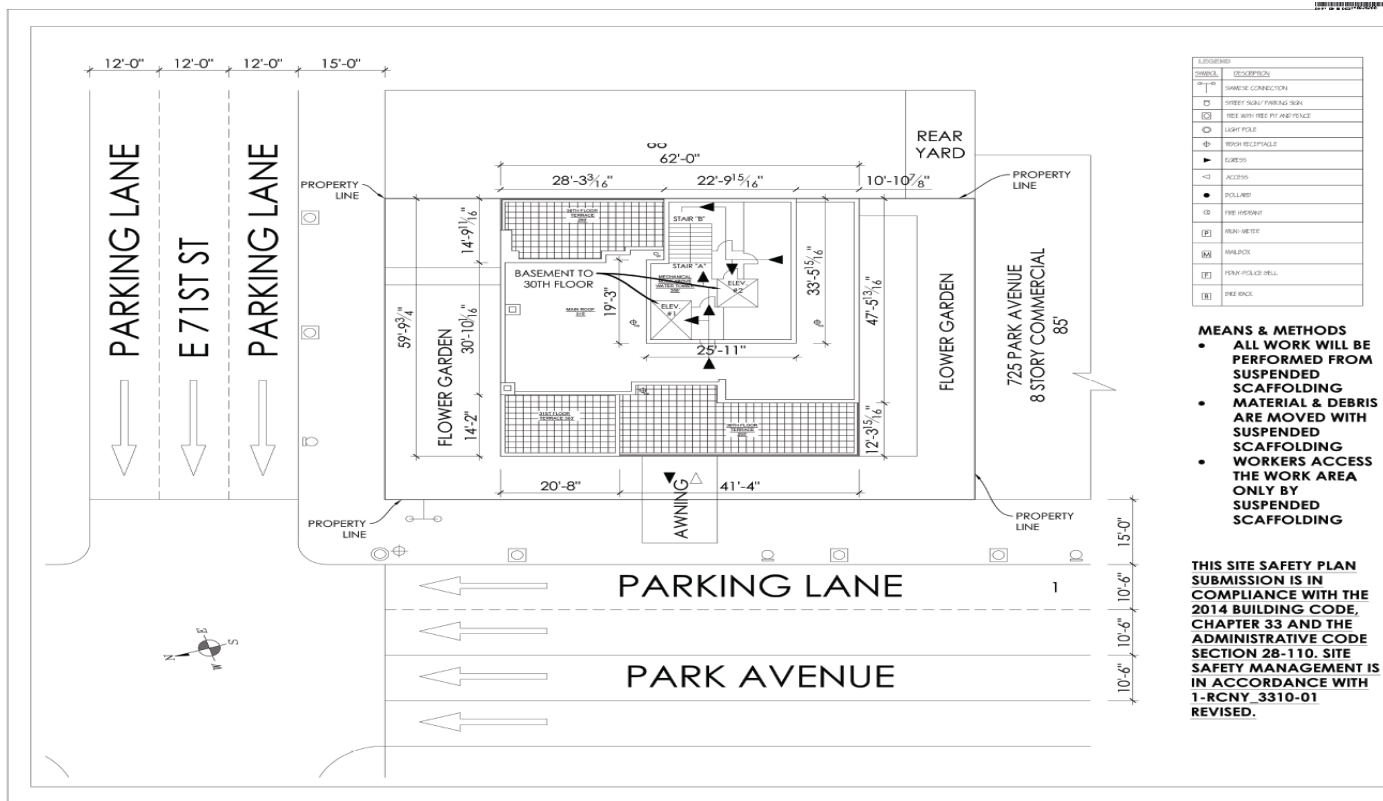
2. Inadequate or missing pedestrian protection
  - Buildings over 100' require 20' of sidewalk shed beyond the point of work
3. Inadequate or missing Adjoining property protection



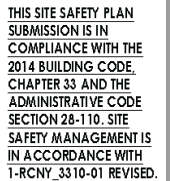


# COMMON LOCAL LAW SAFETY PLAN MISTAKES

4. Did not show how the work will be accessed on the plan and elevation.

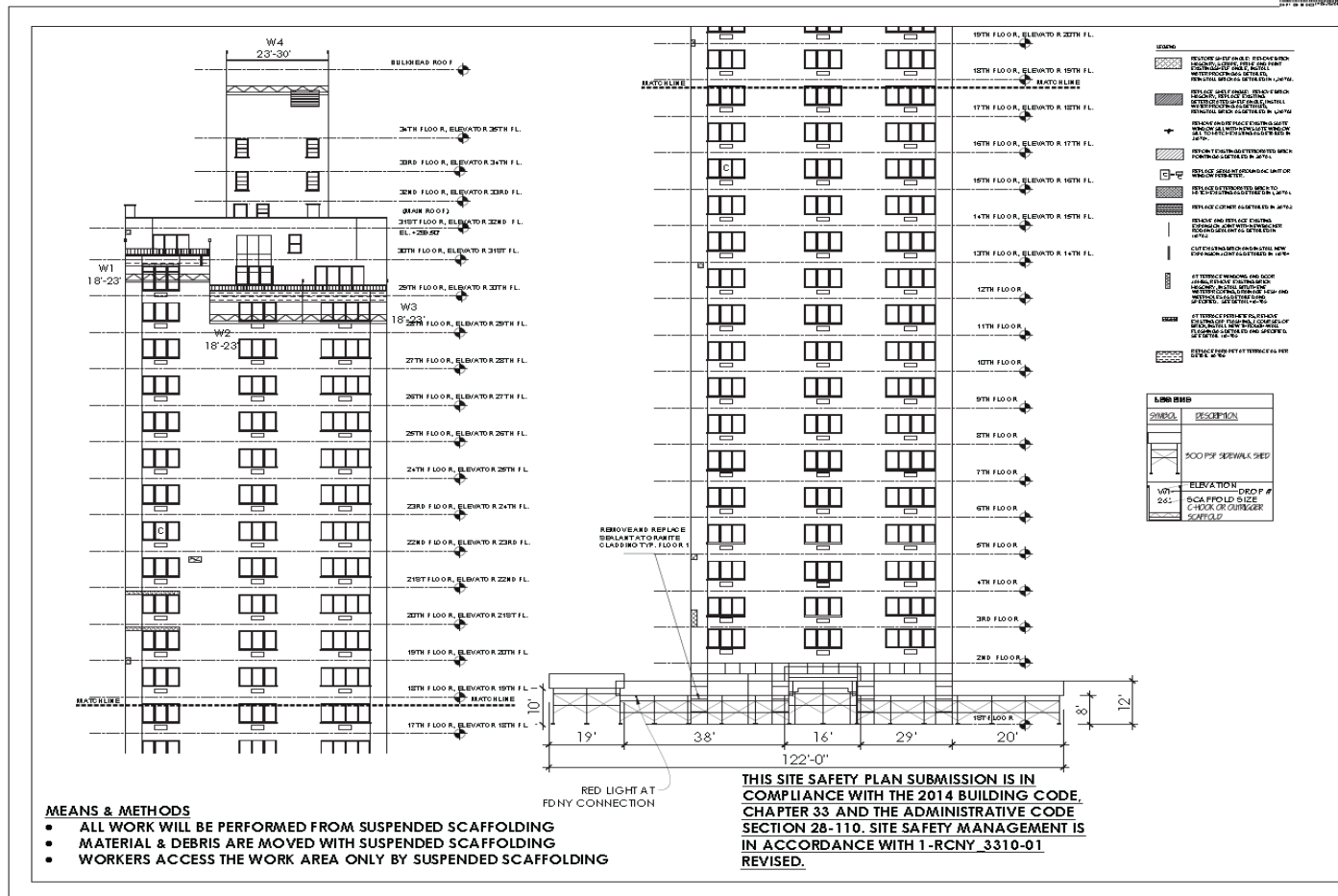


5. Failure to show both your building and the adjoining buildings correctly.





6. Did not show phases of work correctly.



# COMMON NB SITE SAFETY PLAN MISTAKES

1. Incorrect information on the cover sheet
2. Filed under incorrect address or vanity name  
(The Diamond Tower)
3. Not meeting the minimum set forth on the check list
4. Missing or inadequate pedestrian protection
5. Not showing all elements on the excavation/Foundation phase



# COMMON NB SITE SAFETY PLAN MISTAKES

6. Missing guardrails during excavation and foundation
7. Missing adequate means of egress
8. Incorrect jump schedule for horizontal nets
9. Not showing the adjoining building correctly
10. Missing or incorrectly protection the adjoining properties



The first and second pages on Site Safety is the Cover Sheet and the General Note page.

<b>OWNER INFO</b>  NAME: 944 PROPERTY LLC ADDRESS: 60 WALLACE STREET SUITE 100, NEW BEDFORD PHONE: 714-240-8120	<b>EMERGENCY PHONE NUMBERS</b>  <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <b>LOCAL EMERGENCY SERVICES</b>  POLICE: 911  FIRE: 911  MEDICAL: 911 </td> <td style="width:50%; vertical-align: top;"> <b>OTHER EMERGENCY SERVICES</b>  FIRE: 911  POLICE: 911  MEDICAL: 911 </td> </tr> </table>	<b>LOCAL EMERGENCY SERVICES</b> POLICE: 911 FIRE: 911 MEDICAL: 911	<b>OTHER EMERGENCY SERVICES</b> FIRE: 911 POLICE: 911 MEDICAL: 911	<b>DRAWING LIST</b>  <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <b>GENERAL SHEETS</b>  0 - NEW ADDITION SHEETS </td> <td style="width:50%; vertical-align: top;"> <b>DETAILS</b>  1 - NEW ADDITION SHEETS </td> </tr> </table>	<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS	<b>APPLICATIONS &amp; CONSIDERATIONS</b>  <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>944 PROPERTY LLC</b>  60 WALLACE STREET  SUITE 100, NEW BEDFORD  MA 01905  714-240-8120 </div> <div style="border: 1px solid black; padding: 5px;"> <b>New Building 21 Story</b> </div>
<b>LOCAL EMERGENCY SERVICES</b> POLICE: 911 FIRE: 911 MEDICAL: 911	<b>OTHER EMERGENCY SERVICES</b> FIRE: 911 POLICE: 911 MEDICAL: 911						
<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS						
<b>CONTRACTOR INFO</b>  NAME: THE WALL GROUP ADDRESS: 100 WALLACE STREET SUITE 100, NEW BEDFORD PHONE: 714-240-8120	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <b>GENERAL SHEETS</b>  0 - NEW ADDITION SHEETS </td> <td style="width:50%; vertical-align: top;"> <b>DETAILS</b>  1 - NEW ADDITION SHEETS </td> </tr> </table>			<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS		
<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS						
<b>SITE SAFETY MANAGER</b>  NAME: TED COMPANY: THE WALL GROUP ADDRESS: 100 WALLACE STREET SUITE 100, NEW BEDFORD PHONE: 714-240-8120	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <b>GENERAL SHEETS</b>  0 - NEW ADDITION SHEETS </td> <td style="width:50%; vertical-align: top;"> <b>DETAILS</b>  1 - NEW ADDITION SHEETS </td> </tr> </table>			<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS		
<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS						
<b>CONCRETE SAFETY MANAGER</b>  NAME: TED COMPANY: THE WALL GROUP ADDRESS: 100 WALLACE STREET SUITE 100, NEW BEDFORD PHONE: 714-240-8120	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <b>GENERAL SHEETS</b>  0 - NEW ADDITION SHEETS </td> <td style="width:50%; vertical-align: top;"> <b>DETAILS</b>  1 - NEW ADDITION SHEETS </td> </tr> </table>			<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS		
<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS						
<b>CONSTRUCTION FIRE SAFETY MANAGER</b>  NAME: TED COMPANY: THE WALL GROUP ADDRESS: 100 WALLACE STREET SUITE 100, NEW BEDFORD PHONE: 714-240-8120	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <b>GENERAL SHEETS</b>  0 - NEW ADDITION SHEETS </td> <td style="width:50%; vertical-align: top;"> <b>DETAILS</b>  1 - NEW ADDITION SHEETS </td> </tr> </table>			<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS		
<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS						
<b>AERIAL MAP</b>  	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> <b>GENERAL SHEETS</b>  0 - NEW ADDITION SHEETS </td> <td style="width:50%; vertical-align: top;"> <b>DETAILS</b>  1 - NEW ADDITION SHEETS </td> </tr> </table>			<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS		
<b>GENERAL SHEETS</b> 0 - NEW ADDITION SHEETS	<b>DETAILS</b> 1 - NEW ADDITION SHEETS						

# MINIMUM CONTENT

All safety plans **must** show the following **pedestrian protection**:

- Location of all construction fences around work site, with location of fence panel indicated;
- Location of all gates in construction fences, with a clear designation that the gate is either sliding or inward swinging;
- Location of all street and sidewalk closings;
- Location of all sidewalk sheds, with sidewalk shed signage indicated;
- Location of all temporary walkways and required overhead protection;
- Pedestrian and traffic control to be provided, including but not limited to location of flag persons



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# MINIMUM CONTENT

All safety plans **must** show the following **adjoining property**:

- Adjoining buildings within 20 feet of the property lines, with occupancy, height, dimensions, projections, setbacks, entrances/exits, and equipment and structures located on the roof or setback indicated;
- Location and type of adjoining roof protection to be provided; and
- Location and type of adjoining yard protection to be provided, including controlled access zones





# MINIMUM CONTENT

Support of excavation (SOE) is the first phase of the two initial phases of a NB site safety project. It is filed with the Foundation Phase.

There are additional requirements for these two phases

- Location of all parts of the excavation and foundation
- Guardrails and protection of the excavation and foundation
- Egress out of the excavation and foundation

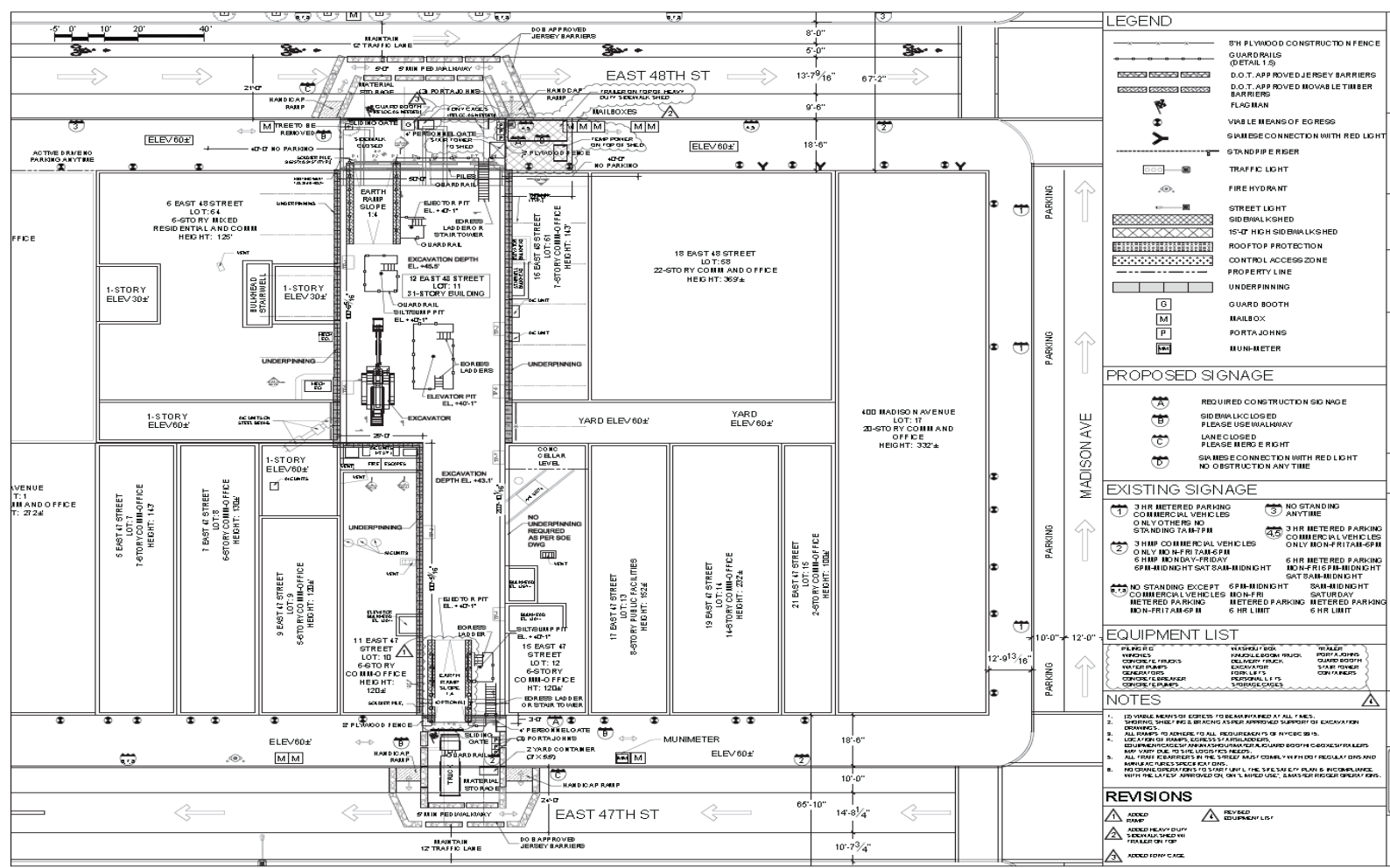


**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# MINIMUM CONTENT



[illegible]

# BUILD SAFE / LIVE SAFE CONFERENCE

# MINIMUM CONTENT

The next two phases are **Super Structure below 75'** and **Super Structure above 75'**. There are additional requirements for these phases:

- Unenclosed perimeter protection location and type, including but not limited to Horizontal & Vertical nets, cocoon system, and catchalls, with details of the initial installation, and designated lifting areas where unenclosed perimeter protection will be omitted.
- Fire protection equipment (temp SD , FDNY connection, extinguishers)
- Construction Equipment (cranes, hoists, SWS, fences)
- Means of egress on to the site and inside the building
- Lane closures (during/after work hours)



# MINIMUM CONTENT

The next sheets of the Site Safety Plan are the **Elevations**. Each elevation **must** be shown with the following information:

- Height of each floor starting from datum (First Floor 0,0)
- Property lines
- Horizontal net installation & jump schedule
- Adjoining buildings with all required protection & set backs





# MINIMUM CONTENT

The last pages of the Site Safety Plan are the detail and supporting information pages. This is where you will find design drawings, copies of CDD1s, FDNY waivers, and other important information.



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

# *QUESTIONS*



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**

This concludes the **American Institute of Architects Continuing Education Systems Course.**

**AIA NYC Department of Buildings Contact:**

Melanie Guzman

(212) 393-2163

[Melaguzman@buildings.nyc.gov](mailto:Melaguzman@buildings.nyc.gov)

*© 2017 New York City Department of Buildings*



**NYC**  
Buildings

2017

BUILD SAFE / LIVE SAFE  
**CONFERENCE**