

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

the height of the building being demolished, the means/methods of demolition (mechanical, hand, etc.), and the type of protection. Safety zones for full mechanical demolition from outside the structure must be a minimum of half the height of the building.

6. All adjoining roof, yard, walkway and sidewalk protection must be clearly illustrated (with dimensions), including any sidewalk sheds. The design of these temporary installations may be provided on the DM plans or under a separate application (ALT 2, 3). Horizontal netting/catch-alls must be illustrated, if used.
7. Supported scaffolding and netting must be shown, including heights above the building being demolished (minimum of 42 inches), details of anchorage to building and netting type. Design for these may be provided on the DM plans or under a separate application (ALT 2, 3).
8. Any encroachments on adjoining property (fencing, barriers, safety zone, etc.) must be clearly shown and a note provided stating that permission shall be obtained from the adjoining property owner.
9. A clear and detailed demolition sequence must be provided in narrative and illustrated in the plans. All phases should be designated by a number or letter designation to clearly depict the required sequence of the work. Structural stability must be demonstrated through all phases of demolition. A "preparation phase" must be included indicating but not limited to the following: glass removal, sealing of windows, removal of equipment/fixtures, cutting of services, etc. A note must indicate that any required permits for termination of services will be obtained, including FDNY variances for SP and SD removal (DOB variance also required)
10. If shoring, bracing, or other stabilization measures must be taken prior to demolition, a clear and detailed sequence of this work must be provided in the plans. The work required to be performed prior to the start of any demolition work must be clearly identified.
11. All means and methods of debris removal from the point of demolition to the public roadway (carting) must be clearly defined including openings in floors, chutes, etc. Any debris sorting operation must be indicated and enclosed by barriers and kept separate from all other demolition activity.

All structures must be lowered in a controlled manner and means, methods and measures to ensure their safe removal shall be provided. The method of removal of any structural member shall not destabilize any remaining members and shall not allow unaccounted impact loads on the structure. Uncontrolled dropping of material is forbidden.

12. Plans must show mechanical equipment (non-handheld) to be used and the gross weight of the equipment. The Applicant of Record may designate use of a specific piece of equipment but allow for alternates within the same weight range and type. Alternatives must be listed on plans. A list of cranes must also be provided, including their location and a note that any permits required from the DOB Cranes and Derricks Unit will be obtained. Calculations must be provided demonstrating safe support of mechanical equipment and any conditions imposed on its use or position on the floor.
13. All means of egress must be indicated for all phases of the demolition.
14. Elevator in readiness, if required, must be shown.
15. Water supply for suppressing dust must be indicated and the source for the water must be provided. (Use of a hydrant requires a DEP permit. This permit shall be kept on site at all times.) The location of hydrants must be shown.
16. All means of fire detection and suppression must be shown (i.e. fire extinguishers, fire watch, hot works program, etc.). A note must indicate all will be in accordance with FDNY rules and regulations.
17. The methods of remediating adjoining lot line walls must be shown, including weatherproofing, repair, floor-to-wall anchorage, etc.
18. The end-of-demolition conditions must be clearly illustrated in plan and section, including any remaining foundation elements and means of stabilizing those elements and the adjoining property (via complete backfill, berms, shoring/bracing, etc.).

A detailed section must show the elevation of the footing of the building being demolished as it relates to the adjoining property footing. This detail is required to determine if the foundation of the

building being demolished is providing support (vertical or lateral) for the adjoining property that may require shoring. If so, shoring/underpinning/berming/backfill/etc. must be provided on the DM application (or related ALT 2 referenced on the DM application).

If all foundation elements are NOT being removed and/or site is NOT being completely backfilled, follow the requirements of the notice from July 2014 titled "Demolition Filings + 2014 Construction Codes: Waiver of Backfill and/or Foundation Removal."

19. All required special inspections must be listed.