

SITE SAFETY PLAN REQUIREMENTS of the NYC BUILDING CODE & LOCAL LAW 81 OF 2017

presented by

John Chiusano, R.A.

Chief Plan Examiner, B.E.S.T. Squad

Erik Jostock, R.A.

Assistant Chief Plan Examiner, B.E.S.T. Squad



**BUILD SAFE / LIVE SAFE
CONFERENCE**
2010

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COURSE DESCRIPTION

- This course will provide an introduction to the general requirements for Site Safety Plans per NYC's Building Code and Local Law 81 of 2017. The course will explain when a Site Safety Plan is required and cover the minimum content that must be provided in those plans. The course will also explain when a Site Safety Plan may be filed as a self-certified application and what qualifies as a minor revision that may be self-certified in the field.

LEARNING OBJECTIVES

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

1. Determine when a Site Safety Plan is required per NYC Building Code as well as Local Law 81 of 2017.
2. Identify the required minimum content for Site Safety Plans.
3. Identify the conditions which must be met to file a Site Safety Plan as a self-certified application.
4. Determine the types of revisions which may be self-certified in the field.

SITE SAFETY PLANS

Does my job require a **Site Safety Plan** approved by BEST?

- BC 3310
- Local Law 81 of 2017

BC 3310

3310.1 Scope. This section shall apply to:

1. The construction of a new major building;
2. The vertical or horizontal enlargement of a major building;
3. The full or partial demolition of a major building;
4. The alteration, maintenance, or repair of a façade of a major building, provided the building is more than 14 stories or 200 feet (60 960 mm) in height and also provided the façade work requires a sidewalk shed to be installed; and
5. Any construction or demolition work, including the alteration, maintenance, or repair of a façade, in a building so designated by the commissioner.

Exception: The requirements of this section shall not apply to partial demolition operations limited to the interior components of a major building provided no mechanical demolition equipment, other than handheld devices, are used.

BC 3302

DEFINITIONS

MAJOR BUILDING

An existing or proposed building 10 or more stories or 125 feet or more in height, or an existing or proposed building with a building footprint of 100,000 square feet or more regardless of height, or an existing or proposed building so designated by the commissioner due to unique hazards associated with the construction or demolition of the structure.



BC 3310

3310.3 Site Safety Plan.

No permit shall be issued for the type of work listed in Section 3310.1 until a site safety plan that meets the requirements of Article 110 of Chapter 1 of Title 28 of the Administrative Code has been approved by the department.

		WHO	PRI	REQUIRED		RECEIVED		DATE	WAIVED	AUTO
16 TOTAL ITEMS REQUIRED FOR JOB		RECV+	TO	ID	DATE	ID	DATE	CERTIFIED		POPULATED
RA0228	ASBESTOS: COMPLETION OR CLOSEOUT (ACP20/21/5)	N	PER	TGA	2/13/2018	_____				Yes
RB0003	SITE SAFETY PLAN: BEST APPROVAL REQUIRED	T	PER	TGA	2/13/2018	_____				Yes
RB0016	MICROFILM/SCAN: INITIAL	N	PER	TGA	2/13/2018	_____				Yes

LL 81/2017

Local Law 81 of 2017

To amend the New York city building code, in relation to requiring construction superintendents at certain construction sites.

LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 2017

No. 81

Introduced by Council Members Williams, Torres, Crowley, Salamanca, Rosenthal, Rose, Reynoso, Levin, Espinal, Cornejo, Richards, Menchaca, Chin, Dromm, Kallos and Barron.

A LOCAL LAW

To amend the New York city building code, in relation to requiring construction superintendents at certain construction sites

Be it enacted by the Council as follows:

Section 1. Section 28-105.12.8 of article 105 of chapter 1 of title 28 of the administrative code of the city of New York is amended to read as follows:

§ 28-105.12.8. Site safety plan. Where a *site safety plan* is required by this code or by the department, [applications shall include a site safety plan approved in accordance with the New York city building code. A]all work shall adhere to the site safety plan. *Site safety plans shall require approval of the department where specified in this code or the New York city building code.*

§2. Section 3301.3 of the New York city building code is amended to read as follows:

3301.3 Site safety managers, coordinators and superintendent of construction. A site safety manager or site safety coordinator must be designated and present at the construction or demolition of a major building in accordance with Section 3310. A superintendent of construction is required for the construction or demolition of such other buildings as identified [pursuant to rules promulgated by the commissioner] *in Section 3301.13.3.*

§3. Section BC 3301 of the New York city building code is amended by adding a new section 3301.13 to read as follows:

LL 81/2017

3301.13.1 Site safety plan.

For jobs that require the designation of a primary construction superintendent pursuant to Section 3301.13.3, a site safety plan that meets the applicable requirements of Article 110 of Chapter 1 of Title 28 of the Administrative Code shall be kept on site and made available to the department upon request.



INDUSTRY NOTICE SITE SAFETY PLANS

NEW REQUIREMENT: Site Safety Plans Mandatory on All Work Scopes Requiring a Registered Construction Superintendent

Effective November 6, 2017, all jobs requiring a Registered Construction Superintendent (CS) will also require a Site Safety Plan (SSP), as per [Local Law 81 of 2017](#). Currently, only Major Buildings require a Site Safety Plan.

All SSPs **must** be in compliance with Article 104 (Construction Documents) and Article 110 (Site Safety Plan) of Title 28 of New York City the Administrative Code, in addition to the [Minimum Content of Site Safety Plan Submissions Industry Notice](#).

SSPs for jobs requiring a CS do not need to be submitted to the Department for review and approval. Instead, the SSP must be kept on site at all times and available upon request, until all work is completed and signed off.

The preparer of the plan **must** sign and date the plan (and any revisions to plan). All revisions to the SSP made subsequent to the start of the project must be kept on site and revisions clearly highlighted. Failure to have an adequate SSP on site and readily available may result in a full stop work order and/or the issuance of a Summons.

NOTE: This requirement is not retroactive to jobs initially permitted prior to the effective date of this new SSP requirement.

For additional information, please email the BEST Unit at CSuper@buildings.nyc.gov.

Rick D. Chandler P.E., Commissioner
build safe | live safe

CSuper@buildings.nyc.gov

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3301.13.3 Designation of primary construction superintendent.

The permit holder shall designate a primary construction superintendent, prior to the commencement of work, in a form and manner acceptable to the department, for the following types of jobs:

1. The construction of a new building;
2. The full demolition of an existing building;
3. An alteration to an existing building that involves one or more of the following:
 - 3.1 A vertical enlargement;
 - 3.2 A horizontal enlargement

LL 81/2017

3301.13.3 Designation of primary construction superintendent. *(continued)*

- 3.3 The alteration or demolition of more than 50 percent of the floor area of the building during the course of work over any 12 month period;
 - 3.4 The removal of one or more floors during the course of work over any 12 month period;
 - 3.5 Work that requires a special inspection for underpinning; or
 - 3.6 Work that requires a special inspection for the protection of sides of excavations; or
4. Other jobs that pose an enhanced risk to the public and property, as determined by the commissioner.

LL 81/2017

Exceptions: Notwithstanding the above, a construction superintendent is not required for:

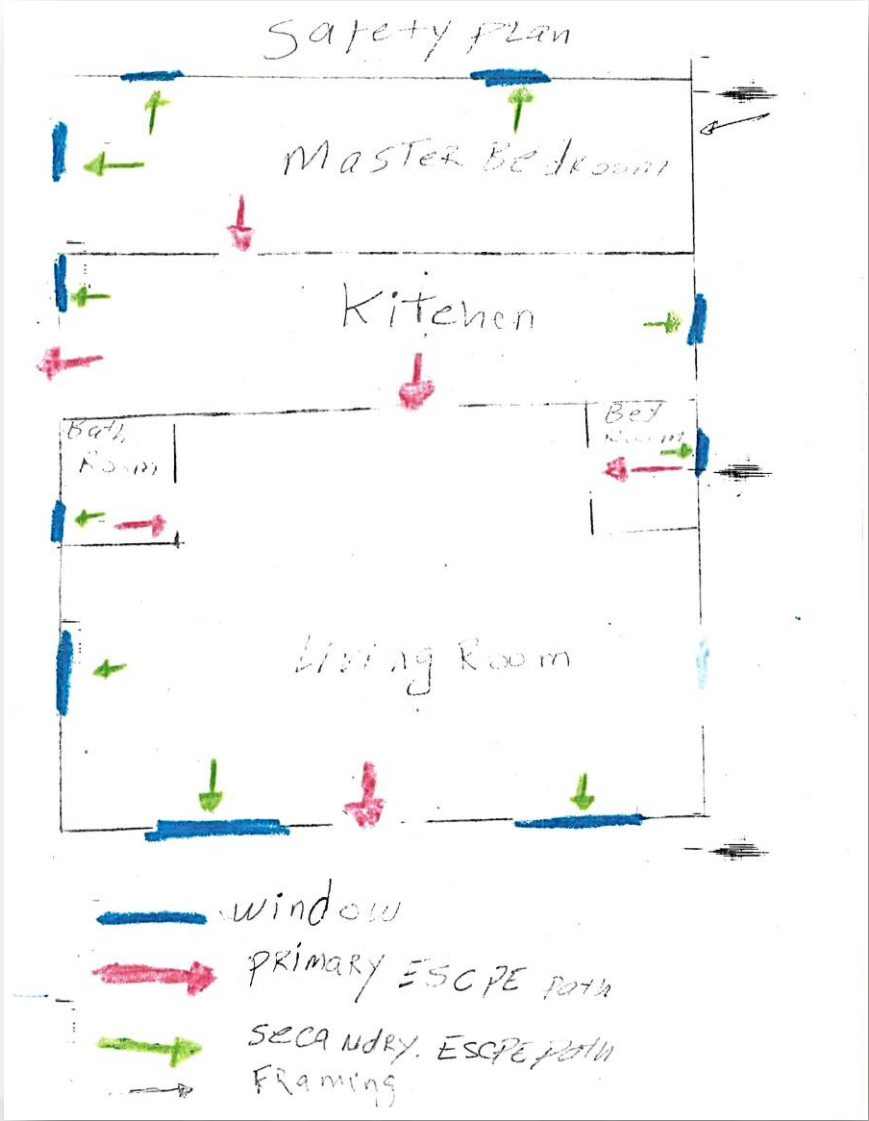
1. Work listed in Section 3310.1, for which a site safety manager or coordinator **must** be designated.
2. Work which solely involves the construction of a new 1-, 2-, or 3-family building

MINIMUM CONTENT

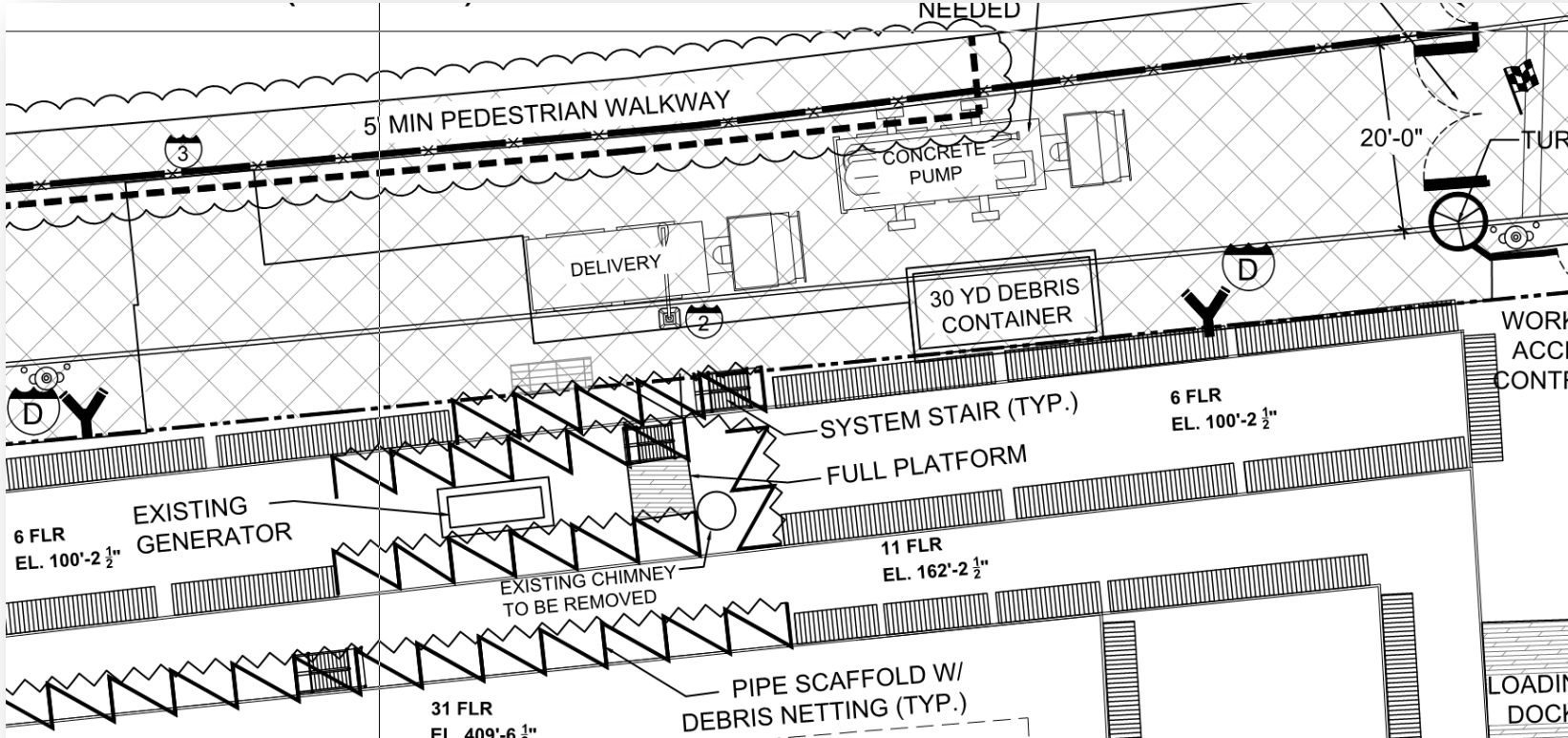
NYC Administrative Code

- Article 104 Construction Documents
- Article 110 Site Safety Plan

MINIMUM CONTENT



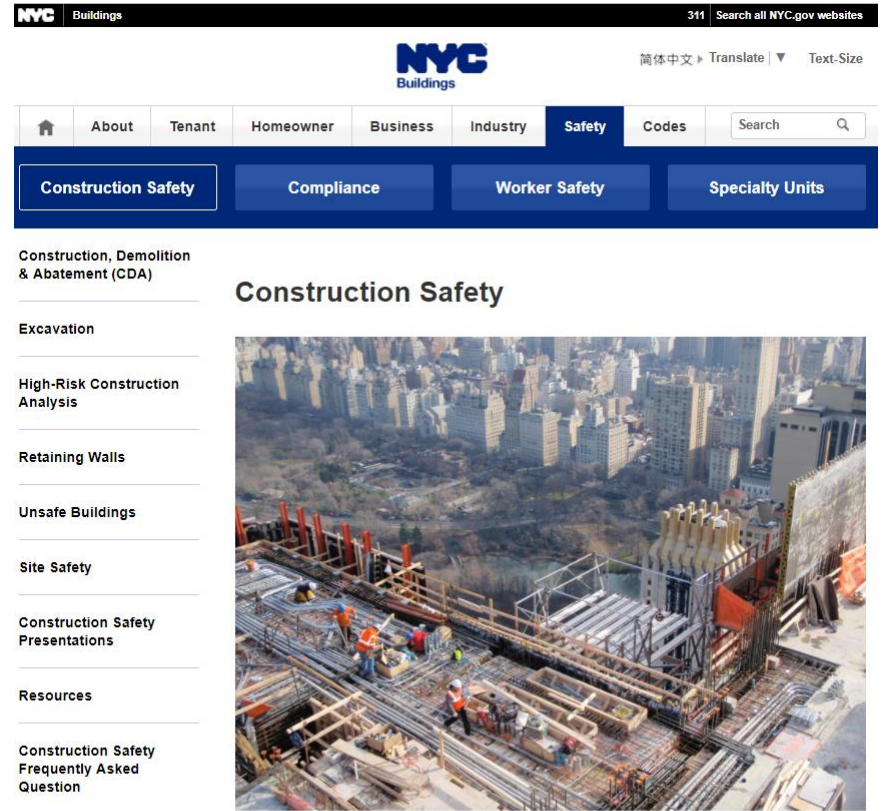
MINIMUM CONTENT



MINIMUM CONTENT INDUSTRY NOTICE

Industry Notice

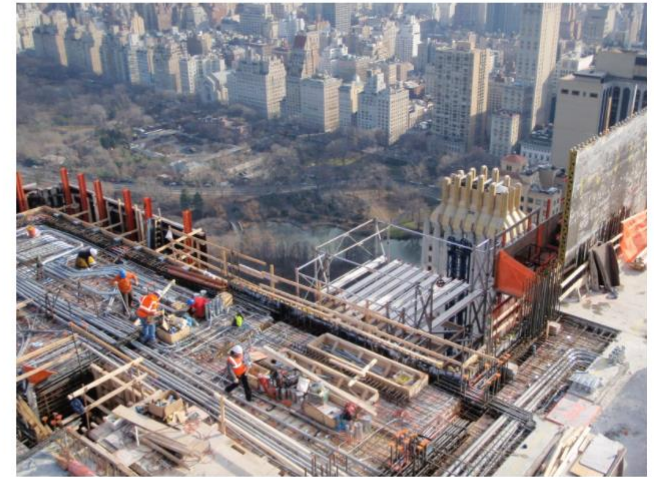
**Minimum Content of
Site Safety Plan
Submissions** available
on DOB website



The screenshot shows the NYC Buildings website interface. At the top, there is a navigation bar with 'NYC Buildings' and a search bar. Below this is a main menu with categories: Home, About, Tenant, Homeowner, Business, Industry, Safety, and Codes. The 'Safety' category is selected, and a sub-menu is displayed with options: Construction Safety, Compliance, Worker Safety, and Specialty Units. The 'Construction Safety' sub-menu is active, showing a list of links: Construction, Demolition & Abatement (CDA), Excavation, High-Risk Construction Analysis, Retaining Walls, Unsafe Buildings, Site Safety, Construction Safety Presentations, Resources, and Construction Safety Frequently Asked Question. To the right of the menu is a large image of a construction site with workers and scaffolding. Below the image is a paragraph of text explaining the Department of Buildings' commitment to safety and the new regulations enacted since 2008.

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[Print](#)

Construction Safety



The Department of Buildings is committed to promoting safe and compliant construction and improving quality of life for all New Yorkers. Since 2008, the Department has enacted more than 25 new laws designed to increase safety at construction sites. New regulations include: a ban on smoking at construction sites, registration with the Department for contractors performing certain types of construction, demolition and concrete work and uniform color-coding of sprinkler and standpipes.

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MINIMUM CONTENT INDUSTRY NOTICE



INDUSTRY NOTICE CONSTRUCTION SAFETY

Minimum Content of Site Safety Plan Submissions

Plan formatting and naming shall be in accordance with B-Scan Requirements document published October 2010. Plan must be in accordance with Article 104 (Construction Documents) and Article 110 (Site Safety Plan) of the Administrative Code; BC 3310.3 of Chapter 33 of the Building Code and following:

1. **General Site Information, including:**
 - 1.1 Jobsite address;
 - 1.2 Main underlying work application number;
 - 1.3 North arrow;
 - 1.4 Streets and sidewalks, with widths and traffic direction indicated;
 - 1.5 Curb cuts, vehicular entrances and exits, and motor vehicle ramps;
 - 1.6 Above ground utilities and infrastructure, including but not limited to, street lights, traffic lights, bus shelters, street furniture, traffic signs, electrical lines, phone lines, bridges, viaducts, subway exits, elevated subways and railroads, elevated transit platforms, and towers;
 - 1.7 Trees and other natural obstructions; and
 - 1.8 Buildings and structures within the site, with occupancy, height, dimensions, projections, setbacks, entrances/exits, and equipment and structures located on the roof or setback indicated.

2. **Pedestrian Protection, including:**
 - 2.1 Location of all construction fences around work site, with location of fence panel indicated;
 - 2.2 Location of all gates in construction fences, with a clear designation that the gate is either sliding or inward swinging;
 - 2.3 Location of all street and sidewalk closings;
 - 2.4 Location of all sidewalk sheds, with sidewalk shed signage indicated;
 - 2.5 Location of all temporary walkways and required overhead protection;
 - 2.6 Location of foot bridges; and
 - 2.7 Pedestrian and traffic control to be provided, including but not limited to location of flag persons.

MINIMUM CONTENT INDUSTRY NOTICE

3. Adjoining Property Protection, including:

- 3.1 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;
- 3.2 Location and type of adjoining roof protection to be provided; and
- 3.3 Location and type of adjoining yard protection to be provided, including controlled access zones.

4. Unenclosed Perimeter Protection

Includes the location and type of unenclosed perimeter protection, including but not limited to nets, cocoon system, and catchalls, with details of the initial installation, and designated lifting areas where unenclosed perimeter protection will be omitted.

5. Excavations, including:

- 5.1 Location of excavations;
- 5.2 Guardrails and protection of sides of excavation/underpinning; and
- 5.3 Egress from excavations, including soil/rock ramps.

6. Fire Protection, including:

- 6.1 Location of water supply for firefighting (hydrants);
- 6.2 Location of fire extinguishers, with type indicated;
- 6.3 Location of all standpipe system and fire department hose connections;
- 6.4 Location of red lights indicating standpipe and hose outlet connections;
- 6.5 Standpipe alarm system details, including pressure gauge, air pressure release, air compressor;
- 6.6 Location of all hoists/elevators for fire department use; and
- 6.7 Storage areas for flammable liquids and gases.

7. Construction Equipment and Temporary Construction, including:

- 7.1 Location of heavy power operated construction equipment, including but not limited to cranes, derricks, hoisting machines, material hoists, personnel hoists, mast climbers, excavators, earth movers, drill rings, and concrete pumps;
- 7.2 For all cranes, derricks, and other power operated hoisting machines, load paths and the loading, pick, and landing zones within the site and on the structure, including cantilever perimeter loading platforms;
- 7.3 Material and personnel hoist loading areas;
- 7.4 Anticipated scaffold drops exterior to the building, both suspended and supported. Areas used to land and secure suspended scaffolds **must** be shown as well;

MINIMUM CONTENT INDUSTRY NOTICE

- 7.5 Location of chutes;
- 7.6 Internal floor opening protection, including but not limited to shafts, stairways, and leave outs; and
- 7.7 Location of all exterior contractors' sheds/offices, and portable sanitation.

8. Means of Egress from the Jobsite:

Both permanent and temporary, with stairs/ramps and landings, handrails, and guardrails indicated.

9. Operational Information, including:

- 9.1 Means and methods of securing controlled access zones, both at the jobsite and on adjoining property;
- 9.2 Debris and material storage areas/loading zones, both within the site, at building perimeter, the sidewalk shed, or within sidewalk or lane closures;
- 9.3 Such features requiring special sequencing in order to maintain safe conditions with a written description of those sequences;
- 9.4 Material handling plan for crane operations if crane operations come into conflict with hoist operations;
- 9.5 In occupied buildings illustrate/describe the means and methods employed to protect all tenants from the adverse effect of construction operations;
- 9.6 For work related to the alteration, maintenance, or repair of a façade, means and methods of getting material and debris to and from the work area. Means to separate debris and materials from occupants of the building **must** be indicated; and
- 9.7 For work related to the alteration, maintenance, or repair of a façade, means and methods, including ladders, used by workers to access scaffolds, sidewalk sheds, and the work area.

10. Personnel Information, including:

- 10.1 Location of security guard and watchperson stations;
- 10.2 A note indicating that prior to performing any work on the project all workers **must** successfully complete the training required by section 3310.10.2 of the New York City Building Code; and
- 10.3 A note indicating that all workers employed on the construction site **must** receive a site-specific orientation program as required by section 3310.10.1 of the New York City Building Code.

MINIMUM CONTENT

ARTICLE 110

SITE SAFETY PLAN

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 siamese 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 the work 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;
20. A statement that prior to performing any work on the project all workers have successfully completed the training required by section 3310.10.2 of the New York city building code; and
21. A statement that all workers employed on the construction site will receive a site-specific orientation program required by section 3310.10.1 of the New York City building code.

MINIMUM CONTENT §28-110.1 SAFETY PLAN

01. Construction Fence



MINIMUM CONTENT §28-110.1 SAFETY PLAN

01. Construction Fence



MINIMUM CONTENT §28-110.1 SAFETY PLAN

02. Gates



MINIMUM CONTENT §28-110.1 SAFETY PLAN

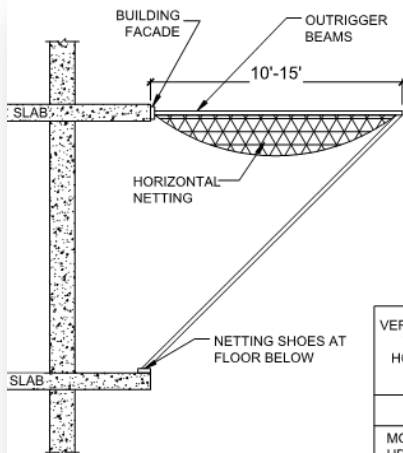
03. Guardrails



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

04. Horizontal and Vertical Netting



HORIZONTAL NETTING TO COMPLY WITH SECTION BC 3308 PROTECTION OF UNENCLOSED PERIMETERS. 3308.6.2.6 PROJECTION OF NETS/ HORIZONTAL DISTANCE OF OUTER EDGE OF NETS FROM EDGE OF WORKING SURFACE IN COMPLIANCE WITH ANSI/ASSE 10.6 REQUIREMENTS.

10.6 FOR THE APPLICABLE FALL DISTANCE, PERIMETER NET SYSTEMS SHALL EXTEND OUTWARD HORIZONTALLY FROM THE OUTERMOST WORKING SURFACE OF THE STRUCTURE A DISTANCE EQUAL TO OR GREATER THAN THE DISTANCE LISTED IN THE FOLLOWING TABLE:

VERTICAL DISTANCE FROM WORKING LEVEL TO HORIZONTAL PLANE OF PERSONNEL NET	MINIMUM REQUIRED HORIZONTAL DISTANCE OF OUTER EDGE OF NET FROM EDGE OF WORKING SURFACE
UP TO 5 FEET (1.5M)	8 FEET (2.4M)
MORE THAN 5 FEET (1.5M) UP TO 10 FEET (3.0M)	10 FEET (3.0M)
MORE THAN 10 FEET (3.0M)	13 FEET (3.9M)

THE NETS SHALL BE INSTALLED WITH SUFFICIENT SAG AND IN SUCH A WAY AS TO CAPTURE FALLING PERSONNEL OR DEBRIS AND MINIMIZE BOUNCE.



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

05. Sidewalk Sheds



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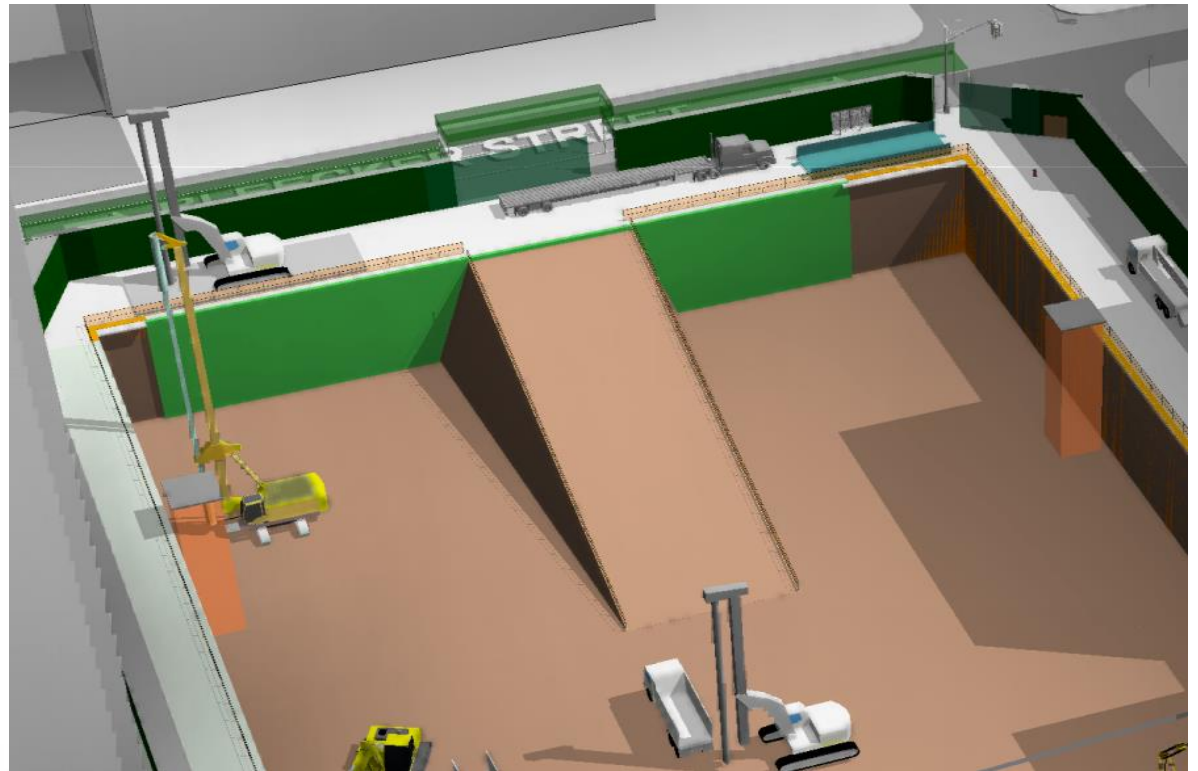
06. Temporary Walkway



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

07. Foot Bridges and Motor Vehicle Ramps

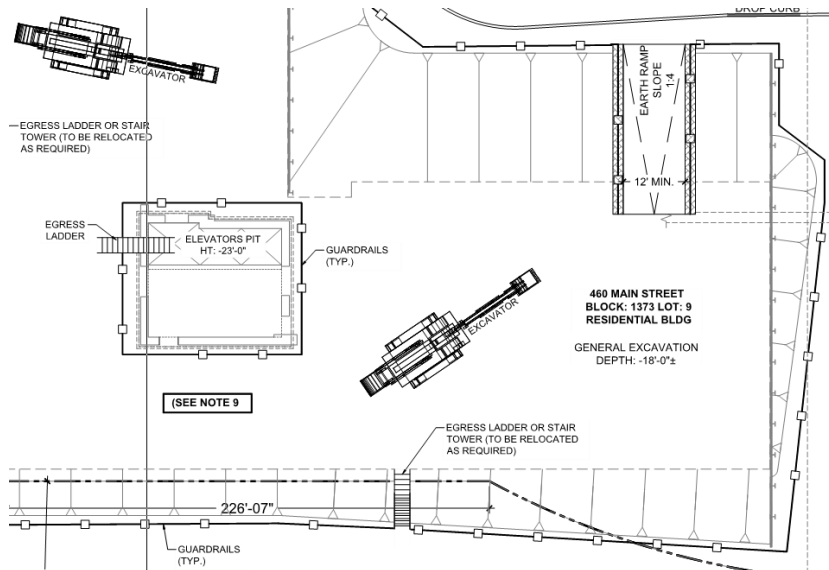


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MINIMUM CONTENT §28-110.1 SAFETY PLAN

08. Protection of Excavation



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

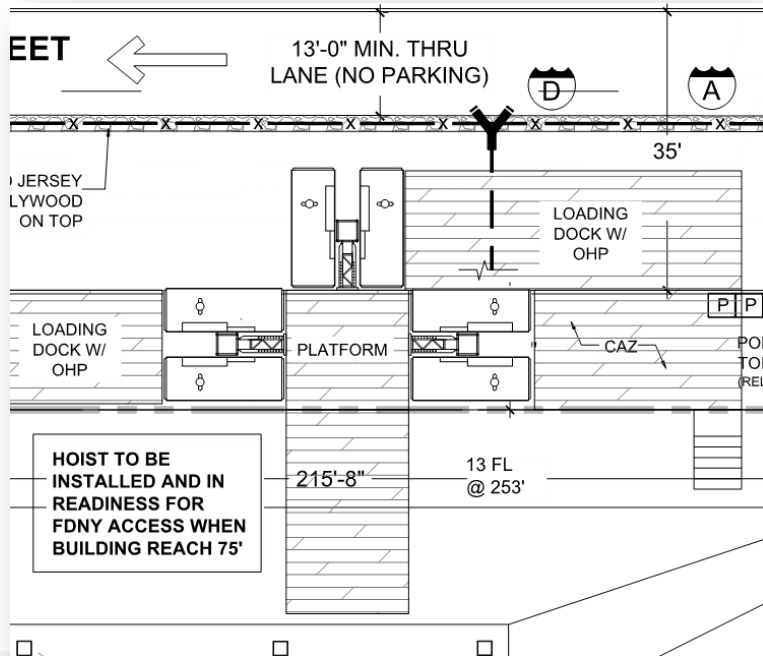
09. Street and Sidewalk Closings



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

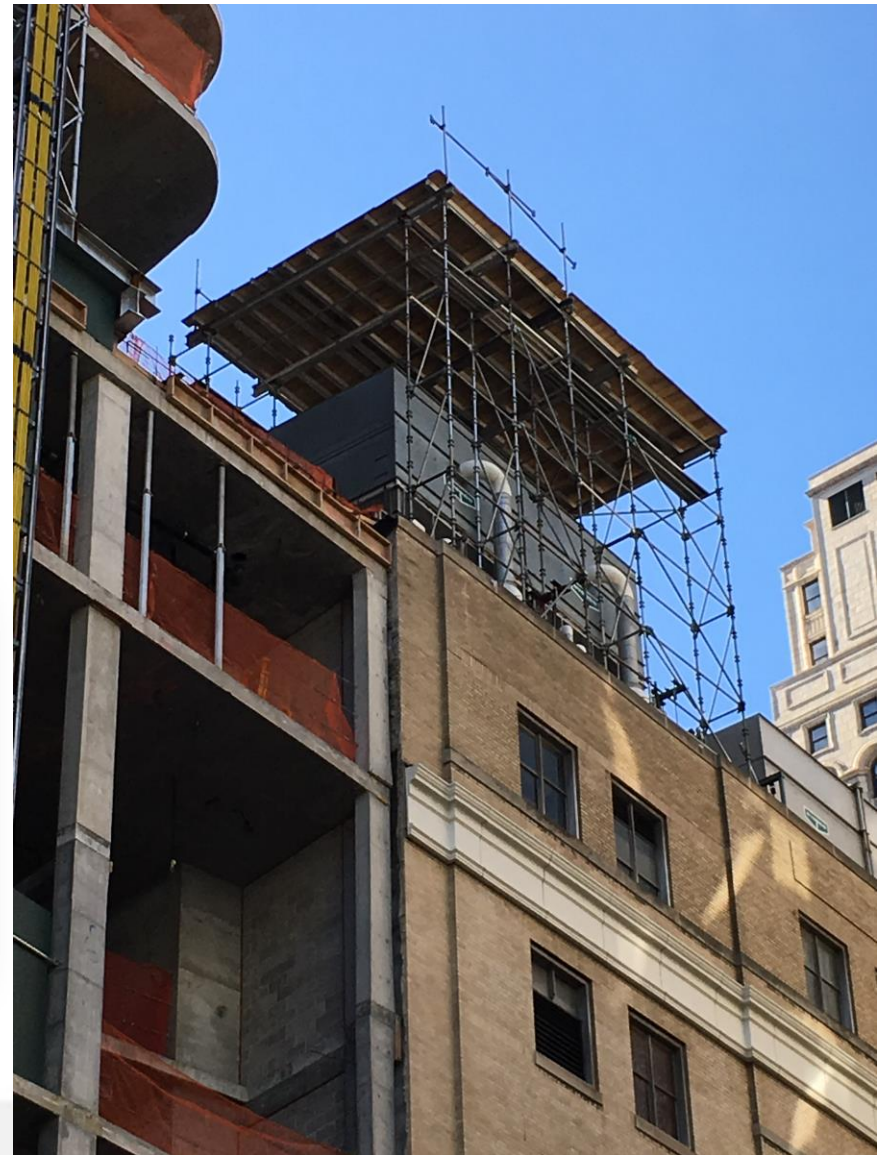
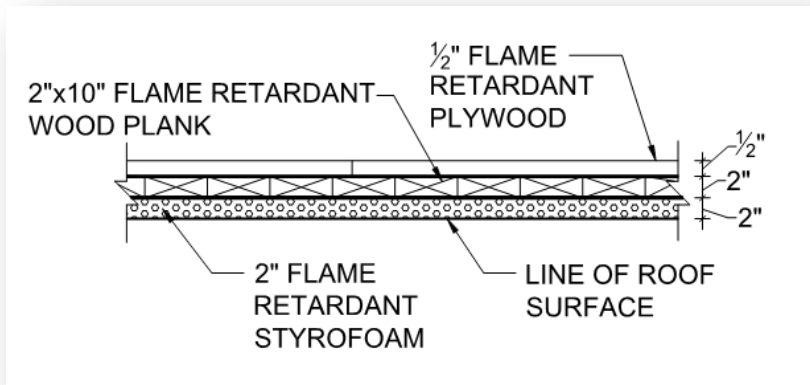
10. Hoists



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

12. Surrounding Buildings



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

13. Standpipe and FD Connections



MINIMUM CONTENT

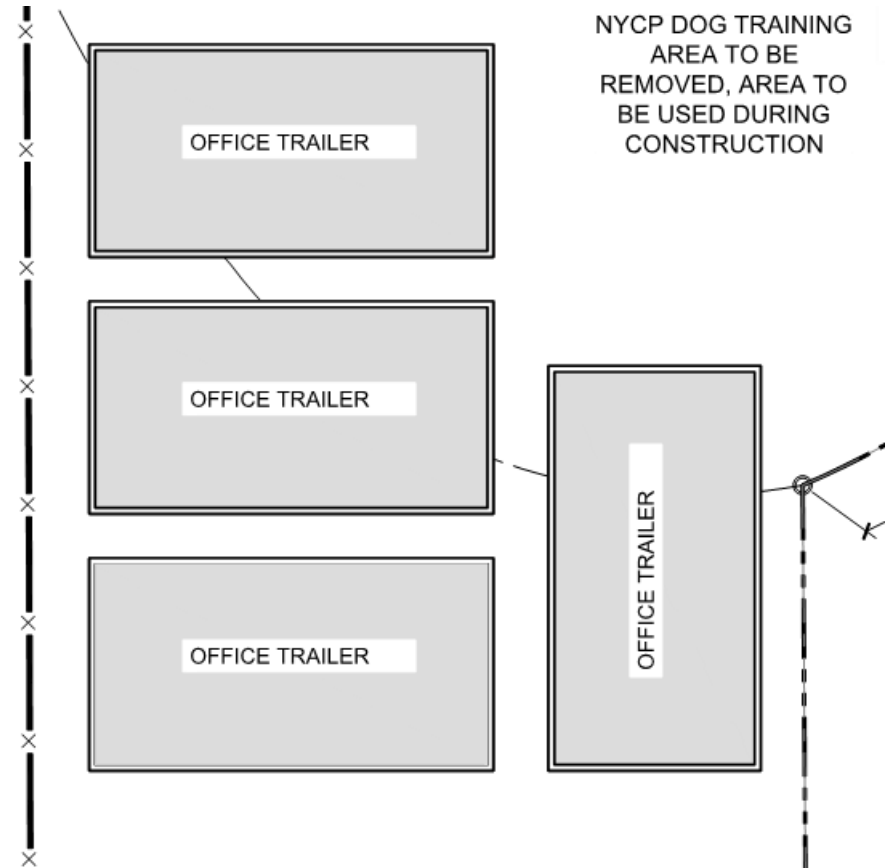
§28-110.1 SAFETY PLAN

14. Temporary Elevators for Fire Department Use



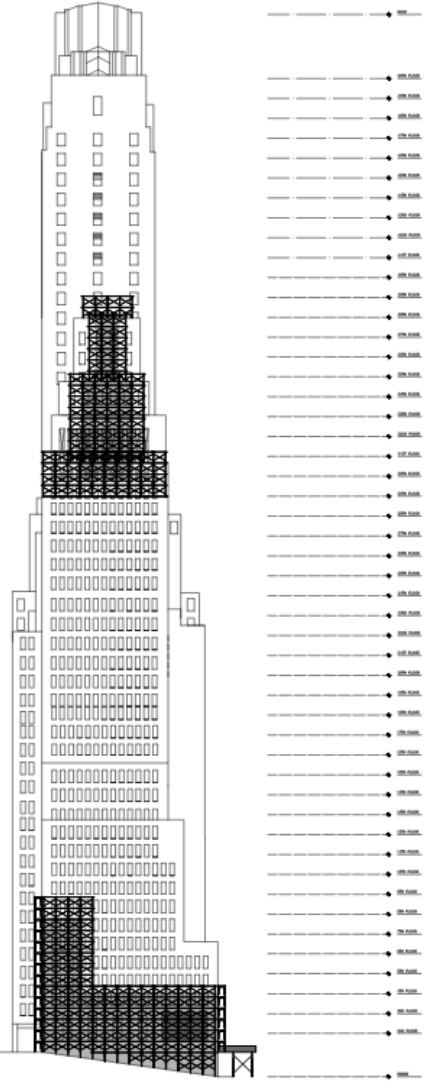
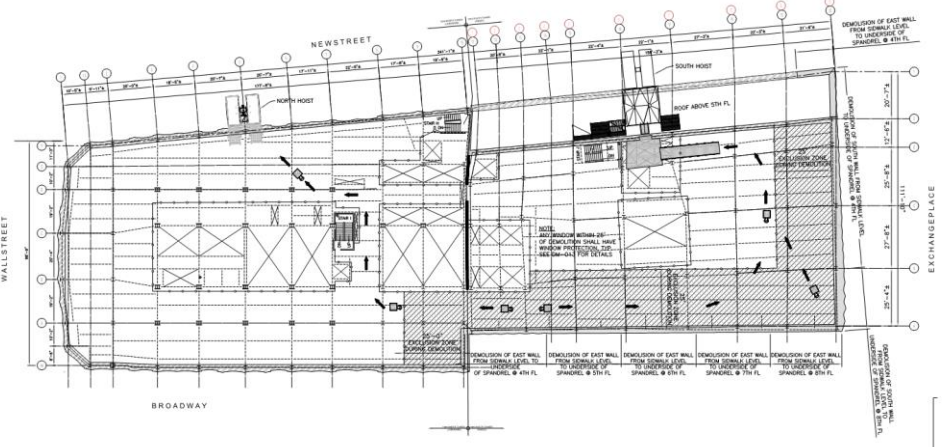
MINIMUM CONTENT §28-110.1 SAFETY PLAN

15. Shanties



MINIMUM CONTENT §28-110.1 SAFETY PLAN

16. Safety Netting and Scaffolding



SOUTH ELEVATION 01

MINIMUM CONTENT §28-110.1 SAFETY PLAN

16. Safety Netting and Scaffolding



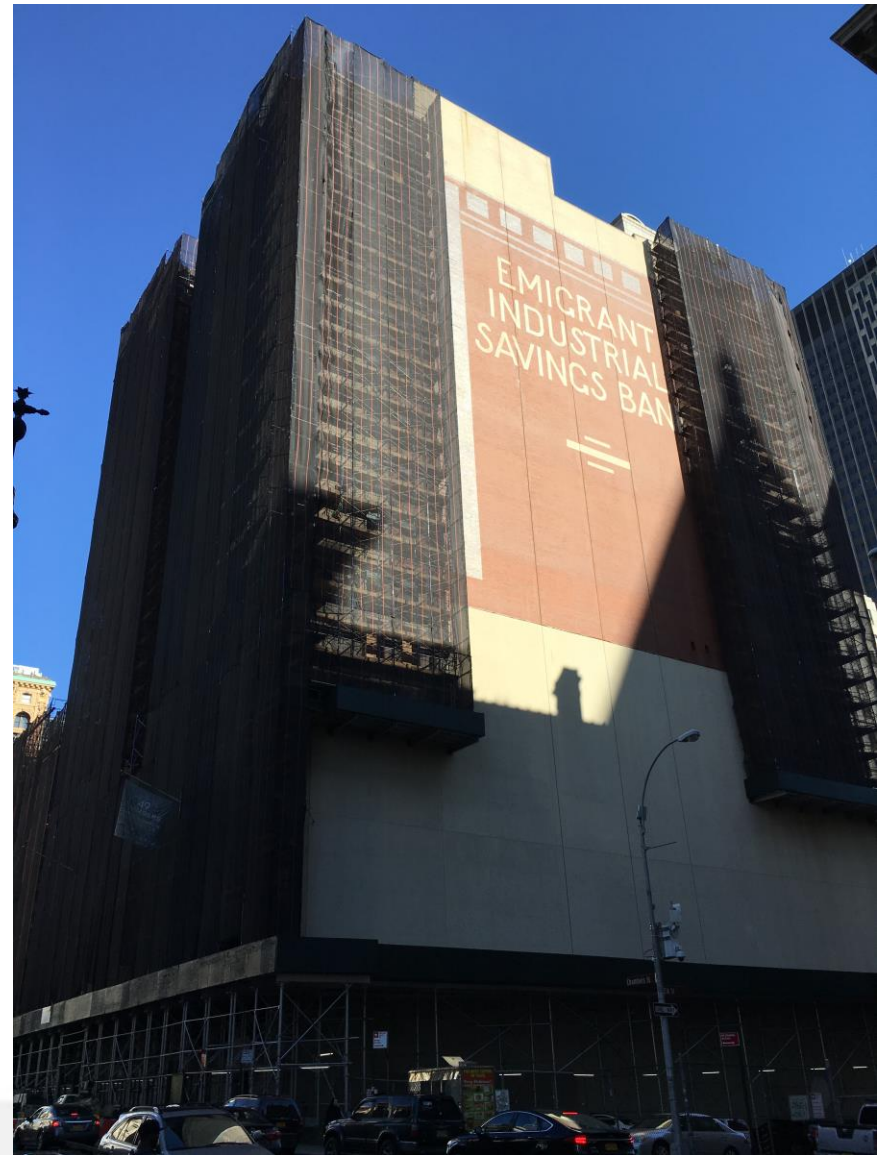
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§28-110.1 SAFETY PLAN

16. Safety Netting and Scaffolding



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§28-110.1 SAFETY PLAN

17. Sidewalks, Roadways/Traffic Information/Site Egress



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

18. SSM/SSC Certificate

Site Safety Manager/Coordinator

Name: TBD

Company:

Address:

Phone:

License #:

Concrete Safety Manager

Name:

Company:

Address:

Phone:

License #:

Construction Fire Safety Manager

Name:

Company:

Address:

Phone:

License #:

MINIMUM CONTENT

§28-110.1 SAFETY PLAN

18. SSM/SSC Certificate

Site Safety Manager/Coordinator

Name: Bennie Blades

Company: Lions Safety, LLC

Address: 1200 Featherstone Road

Phone: 555-1987

License #: 14772

1

Concrete Safety Manager

Name:

Company:

Address:

Phone:

License #:

Construction Fire Safety Manager

Name:

Company:

Address:

Phone:

License #:

MINIMUM CONTENT

§28-110.1 SAFETY PLAN

19. Special Sequence Items

SEQUENCE OF OPERATIONS

A) BROADWAY FACADE

1. PRIOR TO STARTING DEMOLITION OF THIS FACADE INSTALL BRACING AS SHOWING ON THIS DRAWING AND SEE REMARKS BELOW.

B) EXCHANGE PLACE FACADE

1. PRIOR TO START DEMOLITION OF THIS FACADE, THE FOLLOWING WORK IS REQUIRED TO BE COMPLETED:
 - a) THE 2ND FLOOR IS CONSTRUCTED (REFERENCE STRUCTURAL DRAWINGS).
 - b) COLUMN SIZES AND MOMENT FRAMES ARE TO BE VERIFIED AS EQUIVALENT TO THOSE SHOWN ON THE EXISTING STRUCTURAL DRAWINGS.
 - c) NEW SHEAR WALLS 1, 2, AND 3 SHALL BE COMPLETED FROM SUB-CELLAR 2 TO THE 4TH FLOOR.
 - d) NEW PLAN TRUSSES AT THE 4TH FLOOR ARE INSTALLED.
 - e) THE EXISTING 3RD FLOOR SHALL REMAIN IN-PLACE.
 - f) SEE REMARKS BELOW.

REMARKS:

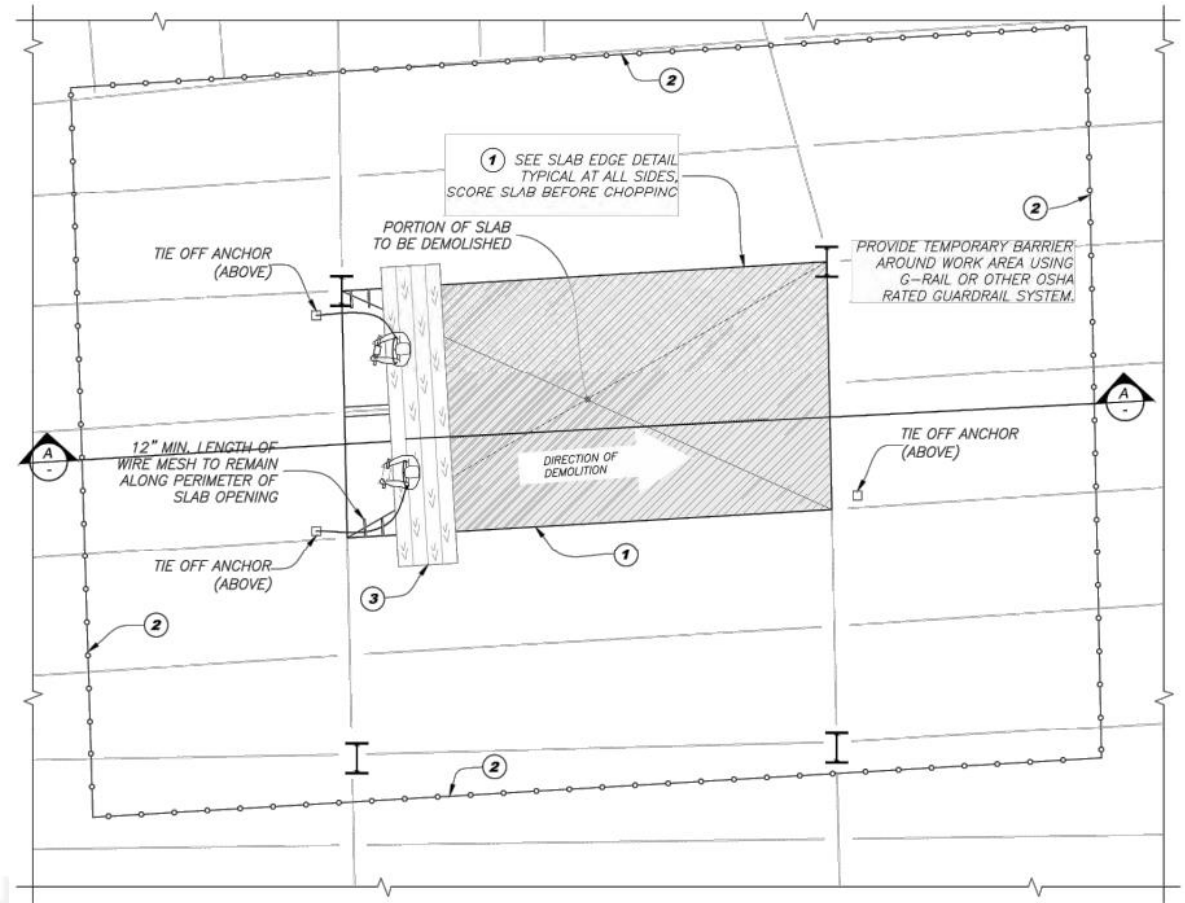
1- AFTER STONE WYTHE IS REMOVED BY OTHERS
BACK UP WALL CAN BE REMOVED FROM TOP TO BOTTOM.

2-AT THE END OF EACH WORKING DAY NO FREE STANDING PORTION OF WALL TO BE MORE THAN 4' HIGH.

MINIMUM CONTENT

§28-110.1 SAFETY PLAN

19. Special Sequence Items



MINIMUM CONTENT

§28-110.1 SAFETY PLAN

20. OSHA Statement

PRIOR TO PERFORMING ANY WORK ON THE PROJECT ALL WORKERS SHALL HAVE SUCCESSFULLY COMPLETED, WITHIN THE PREVIOUS 5 CALENDAR YEARS, A 10-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.

MINIMUM CONTENT

§28-110.1 SAFETY PLAN

21. Site-specific Worker Orientation

(required by §3310.10.1 of the New York City Building Code)

ALL WORKERS EMPLOYED ON THE SITE SHALL 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 7 DAYS AFTER COMMENCING THEIR EMPLOYMENT.

FAÇADE REPAIR



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SSP filed under A3 **no work** application. No permit required.

PW1 job description: **Façade SSP filed in conjunction with application no. _____**

Underlying work application PW1 **must** identify Site Safety in Section 9C.

Submit approved SSP to BEST at: **Sfacade@building.nyc.gov**



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PW1

PAGE 3

11 Job Description	11A Related DOB Job Numbers
<p>PROPOSED FACADE SSP FILING (AS ALT3) IN CONJUNCTION WITH DOB JOB #: 123440473. NO WORK PERMIT SHALL BE ISSUED UNDER THIS FILING. THERE SHALL BE NO CHANGE IN USE, OCCUPANCY, OR EGRESS TO THE BUILDING.</p>	<p>123440473</p>
11B Primary application job no. 123440473	

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9 Additional Considerations, Limitations or Restrictions					
9A Review is requested under which building code? <input type="checkbox"/> 2014 <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968					
<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>Yes</td> <td>No</td> </tr> </table>		Yes	No	Yes	No
Yes	No	Yes	No		
9B <input type="checkbox"/> <input type="checkbox"/> Alteration required to meet New Building requirements (28-101.4.5) <i>If yes, 13A-B</i>	<input type="checkbox"/> <input type="checkbox"/> Change in number of dwelling units				
<input type="checkbox"/> <input type="checkbox"/> Alteration is a major change to exits	<input type="checkbox"/> <input type="checkbox"/> Change in occupancy / use				
	<input type="checkbox"/> <input type="checkbox"/> Change is inconsistent with current certificate of occupancy				
9C <input checked="" type="checkbox"/> <input type="checkbox"/> Façade Alteration	<input type="checkbox"/> <input type="checkbox"/> Change in number of stories				
<input type="checkbox"/> <input type="checkbox"/> Adult Establishment <i>If yes, plot diagram (except DM)</i>	<input type="checkbox"/> <input type="checkbox"/> Infill Zoning				
<input type="checkbox"/> <input type="checkbox"/> Compensated Development (Inclusionary Housing)	<input type="checkbox"/> <input type="checkbox"/> Loft Board				
<input type="checkbox"/> <input type="checkbox"/> Low Income Housing (Inclusionary Housing)	<input type="checkbox"/> <input type="checkbox"/> Quality Housing				
<input type="checkbox"/> <input type="checkbox"/> Single Room Occupancy (SRO) Multiple Dwelling	<input checked="" type="checkbox"/> <input type="checkbox"/> Site Safety Job/Project				
<input type="checkbox"/> <input type="checkbox"/> Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	<input type="checkbox"/> <input type="checkbox"/> Included in LMCCC				
	<input type="checkbox"/> <input type="checkbox"/> Filing to address violations <i>(list #s—max. 5):</i>				
9D <input type="checkbox"/> <input type="checkbox"/> Landmark					
<input type="checkbox"/> <input type="checkbox"/> Little "E" or RD Site					
<input type="checkbox"/> <input type="checkbox"/> Unmapped/CCO Street					
<input type="checkbox"/> <input type="checkbox"/> Requesting legalization of work where no work without a permit violations have been issued					
<input type="checkbox"/> <input type="checkbox"/> Other (please specify on line provided below):	<input type="checkbox"/> <input type="checkbox"/> Filing to comply with Local Laws <i>(list #s—max. 2)</i>				
<input type="checkbox"/> <input type="checkbox"/> CRFN(s) <i>Restrictive Declaration / Easement (max. 4):</i>					
<input type="checkbox"/> <input type="checkbox"/> CRFN(s) <i>Zoning Exhibit (I, II, III, etc. - max. 4):</i>					

FAÇADE REPAIR

21	Demolition Details	<i>*Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).</i>
	Yes	No
21A	<input type="checkbox"/>	<input type="checkbox"/> Demo. filing is for a secondary structure? <i>If yes, specify structure being demolished:</i> <input type="text"/>
	<input type="checkbox"/>	<input type="checkbox"/> Mechanical means* from out of building? <i>If yes, mechanical means will demolish:</i> <input type="checkbox"/> entire structure or <input type="checkbox"/> part of structure
	<input type="checkbox"/>	<input type="checkbox"/> Mechanical means* from within building? <i>If yes, describe equipment proposed:</i> <input type="text"/>
21B	<input checked="" type="checkbox"/>	<input type="checkbox"/> Demolition work affects the exterior building envelope
	<input type="checkbox"/>	<input type="checkbox"/> The scope of work involves raising/moving of a building

SITE SAFETY WAIVERS

bsspwaiver@buildings.nyc.gov

The applicant of record must submit a signed/sealed letter (on the applicant's letterhead) describing the scope/location of the work and why it is not Site Safety work, citing relevant code sections, and providing drawings as necessary to support the claim.

New York
NY 10001

[Redacted]

[Redacted]
www
.com

30 March 2017

Mr. John Chiusano
Chief Plan Examiner
NYC Department of Buildings
2 Lafayette Street, 12th Floor
New York, NY 10007

RE: Waiver Request for Site Safety Plan/Manager
Alteration Type II Application [Redacted]
[Redacted] (1st Floor Terrace)

Dear Mr. Chiusano,

I am writing to you to respectfully request that required item for Site Safety Plan (SSP) for apartment #1B, located at [Redacted] be waived as per BC 3310.22 because the proposed work is minor and will not be detrimental to the safety of the public and property.

The proposed scope of work is as follows:

Terrace – South & West façades:

Replace (4) existing windows and modify heights of openings by 2'-7" for new terrace doors and sidelites in 1st floor terrace:

- (1) 3'-0" W x 8'-2" H
- (1) 3'-4" W x 8'-2" H
- (1) 6'-0" W x 8'-2" H
- (1) 8'-6" W x 8'-2" H.

The locations of all modified openings are within the terrace of the property and not adjacent to any public right of way. Please find the attached site plan for details.

All partial demolition operations will be carried out using handheld devices only.

Sincerely,



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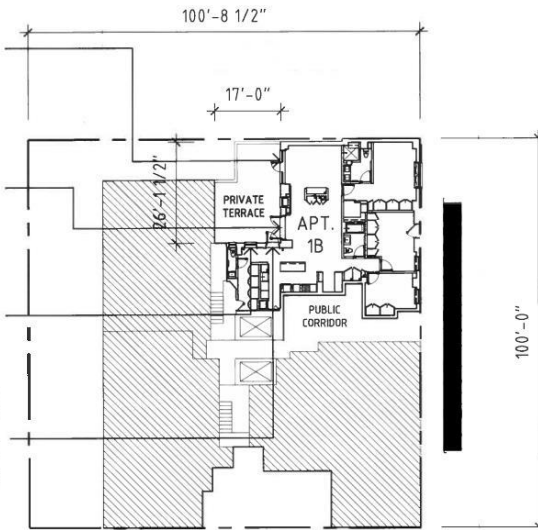
SITE SAFETY WAIVERS

REPLACE EXT'G WINDOW AND MODIFY
HEIGHT OF OPENING BY 2'-7" FOR (1)
NEW TERRACE DOOR AND SIDELITES
(8'-6" X 8'-2"H) @ 1ST FLOOR

REPLACE EXT'G WINDOW AND
MODIFY HEIGHT OF OPENING BY
2'-7" FOR (1) NEW TERRACE DOOR
(6'-0"W X 8'-2"H) @ 1ST FLOOR

REPLACE EXISTING WINDOW AND
MODIFY HEIGHT OF OPENING BY 2'-7"
FOR (1) NEW FULL HEIGHT WINDOW
(3'-0"W X 8'-2"H) @ 1ST FLOOR

REPLACE EXISTING WINDOW AND
MODIFY HEIGHT OF OPENING BY 2'-7"
FOR (1) NEW TERRACE DOOR (3'-4"W X
8'-2"H) @ 1ST FLOOR



1 SITE PLAN @ [REDACTED]
NTS



DATE
30 MARCH 2017
SCALE
NTS
SITE PLAN
NUMBER

DSK-01

SITE SAFETY WAIVERS

Thru-wall AC Units



September 1, 2017

Mr. John Chiusano, RA
Chief Plan Examiner
BEST Squad
NYC Department of Buildings
2 Lafayette Street, 12th Floor
New York, NY 10007

Re: **Waiver request for Site Safety requirements**

DOB # [redacted]

Dear Mr. Chiusano,

I am requesting that the Site Safety requirements for the aforementioned filing at [redacted] Street, Apartment [redacted], be waived as the site falls under Exemption 1 & 2 of BC 3310.3, as follows:

BC 3310.3: A fire safety plan and site safety program is not required for partial demolition operations in major buildings where the partial demolition operation is limited to interior components of the building and where mechanical demolition equipment, other than handheld devices, are not used.

[redacted] East 52nd Street is twelve (12) stories in height. The exterior work is limited to the installation of one (1) 42" x 16" louver below the window sill, as noted on the attached plan, for one (1) thru-wall PTAC unit, located at the 8th floor in unit 8FB. The proposed cuts face a rear courtyard which is inaccessible to both tenants and the public, as shown on the attached plan. All access to work will be from the apartment. The work will not impact any other parts of the building. All work will be performed using handheld means only.

Sincerely,

[redacted], RA

Attachments:
Key Plan
Floor Plan

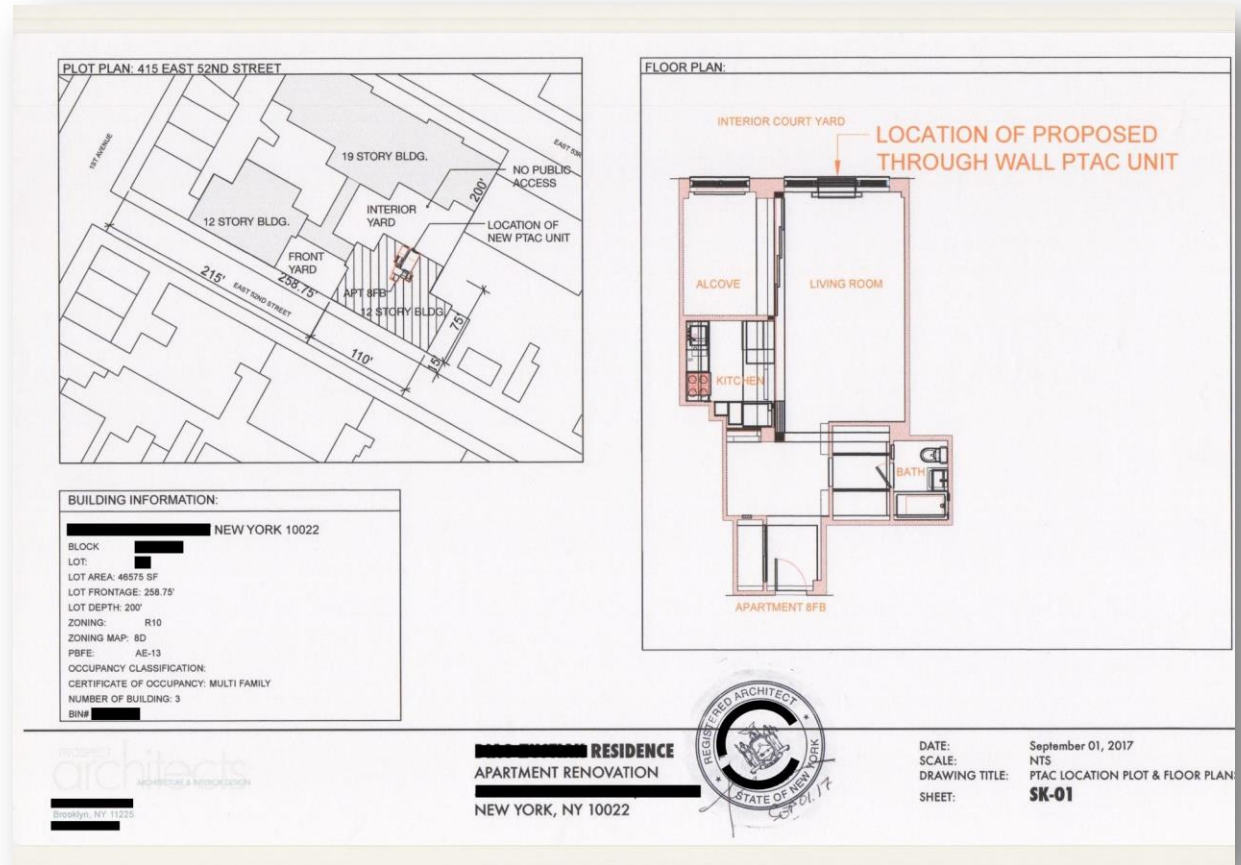


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SITE SAFETY WAIVERS

Thru-wall AC Units



MINOR REVISIONS INDUSTRY NOTICE

Minor Revisions to approved Site Safety Plans may be certified in the field.



INDUSTRY NOTICE

Site Safety Plan (SSP): Minor Revisions

Beginning July 1, 2017, minor revisions to the approved Site Safety Plan (SSP) need not be submitted to BEST Plan Exam Unit for review and approval. Instead, the contractor (permit holder) may revise the approved SSP, highlight the revisions, and sign the plan next to each revision.

The licensed Site Safety Manager or Coordinator (SSM-SSC) **must** also initial the revision. All revisions **must** be in compliance with Chapter 33 of NYC Building Code and other applicable rules and regulations, including the NYC Construction Codes, and create no unsafe condition.

Signed copies of the revised SSP **must** be kept on-site, with this Industry Notice, and be made available to Department inspectors upon request. The Licensed SSM or SSC **must** log the changes in his log book. Examples of minor revisions are as follows:

- Reconfiguration of construction fencing at perimeter of site or internal to site.
- In earthwork/foundation phase, ramp or egress reconfiguration.
- In earthwork/foundation phase, reconfiguration of shanties, trailers, storage.
- Location/ type of construction fence.
- Revision to underpinning and/or support of excavation.
- Revision to the location of a temporary generator inside site.
- Revision to debris containers inside the site.
- Addition to equipment on equipment list (not including hoisting equipment and/ or cranes).
- Relocation of ramp(s).
- Change in pedestrian walkway or configuration of sidewalk/lane closures as per DOT stipulations/permits.
- Modification to ladders or stair towers in New Buildings and Full Demolition applications.
- Addition/removal of scaffolding.
- Change in contact person/information on title block.
- Addition or revisions to construction gates.
- Change to material storage area inside site.
- Relocation or addition of guard booth inside site.
- Sidewalk Shed Removal as approved by a DOB Inspector.
- Storage of combustible materials.
- Horizontal netting jump schedule modification.
- Addition of hoist cars at mast/ runback structure platform
- Increase in height to vertical netting as coordinated with the design drawings.

All changes **must** be initialed and dated. This does not waive responsibility of the applicant and/or project team to revise the construction documents. **Revisions to the Site Safety Plan resulting in a substantial increase in the overall scope of work shall not constitute minor revisions.**

NOTE: If you are unsure if the proposed revision constitutes a minor revision, please inquiry at email address below.

Rick D. Chandler P.E., Commissioner
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Binquiry@buildings.nyc.gov

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

NYC Department of Buildings Contact for AIA:

Melanie Guzman

Melaguzman@buildings.nyc.gov

(212) 393-2163

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