Temporary Construction: Safety Practices and Design Criteria for Temporary Construction

John Chiusano, RA, Chief Plan Examiner James Corral, PE, Executive Engineer

American Institute of Architects Continuing Education System

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





Course Description

This course will open by providing an overview of demolition and the complexities of doing so in our urban environment. Then, we will supplement this broad topic of demolition by examining safety practices and design criteria for some temporary structures that are commonly used during both construction and demolition.

We will approach the safety and design requirements of fences, sidewalk sheds, supported scaffolds, and suspended scaffolds through the eyes of the 2014 New York City Building Code. Real life examples of deficiencies witnessed in each respective structure will be provided to help illustrate their importance.



Learning Objectives

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

- Understand critical elements of demolitions and the various components required to effectively safeguard the adjacent public and property.
- Participants will realize design load requirements for temporary structures in order to safely design, build and maintain them.
- Recognize the distinctions between the 2008 NYC Building Code and the 2014 New York City Building Code to determine how amended requirements affect the design, construction and maintenance of temporary structures.
- Understand the difference between different types of temporary structures as well as importance of the "temporary" distinction.



Course Outline

This course will consist of the following five sections:

- 1. Demolition Overview
- 2. Design, Construction, and Maintenance of:
 - A. Sidewalk Sheds
 - в. Supported Scaffolds
 - c. Suspended Scaffolds
 - D. Fences
- 3. Loads on Temporary Installations
- 4. Other Temporary Structures.



Demolition- By the Numbers





How to file a Full Demolition Plan

- 1) File application in the borough and pay all required fees
- 2) Bring the folder to the BEST Squad (log in cover sheet)
- 3) Review conducted by the BEST Squad
- 4) If approved then pre-demo is scheduled and conducted
- 5) If approved the permit is pulled
- 6) 24 hour notice call (212)-393-2550
- 7) Demo work starts
- 8) When demo work is completed the contractor calls for sign off
- 9) BEST conducts sign off inspection

10) Sign off is entered into BIS

(BC) Section 3302 – Definitions What Is Demolition?

 Full Demolition – the dismantling, razing, or removal of all of a building or structure, including all operations incidental thereto

 Partial Demolition – the dismantling, razing, or removal of structural members, floors, interior bearing walls, and/ or exterior walls or portions thereof, including all operations incidental thereto



What Is The Difference Between Handheld Equipment And Mechanical Equipment?

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Interior Mechanical Demolition





(BC) Section 3306 - Demolition

BC 3306.1 - Scope

BC 3306.2 – Protection of Pedestrians and Adjoining Properties

BC 3306.2.1 – Safety Zones

BC 3306.3 – Notification

BC 3306.3.1 – The permit holder shall notify the department via phone or electronically at least 24 Hours, but no more than 48 hours prior to the commencement of such work

BC 3306.3.2 – Notification of adjoining property owners. Adjoining property owners shall be notified of upcoming demolition operations in writing not less than 10 days prior to the scheduled starting date of the demolition....



- BC 3306.4 Mechanical Demolition
- BC 3306.5 Submittal Documents for Demolition

Exceptions: Section 3306.5 shall not apply to:

- 1. Demolitions performed as emergency work....
- 2. The full demolition of a detached one-, two-, or three-family dwelling....
- 3. The removal, with mechanical demolition equipment, of foundations and landscaping elements...
- 4. The full demolition of a fully detached building that is three stories or fewer and with a floor area of 5,000 square feet (464.5 m2) or less per story....
- 5. Partial demolition operations accomplished without any mechanical demolition equipment, other than handheld devices, provided such work is a minor alteration or ordinary repair

BC 3306.5.1 - Required documents

- 1. Identification of the Structure
- 2. Identification of all Mechanical Equipment other then handheld
- 3. Means and Methods
- 4. Scope of Proposed Mechanical Equipment Work and/or Hand Work
- 5. Positioning of Equipment
- 6. Calculations Loads Imposed

BC 3306.5.1.1 – Submittal documents for full or partial demolition using mechanical equipment other than handheld

BC 3306.5.2 – Maintenance of submittal documents

BC 3306.5.3 – Filing requirements



- BC 3306.6 Special Inspections
- BC 3306.7 Demolition of weakened structures
- BC 3306.8 Demolition sequence

BC 3306.8.1 – Structural steel, reinforced concrete, and heavy timber buildings

BC 3306.8.2 – Masonry buildings with wooden floors



BC 3306.9 Safeguards. Demolition shall be conducted in accordance with the requirements of Sections 3306.9.1 through 3306.9.14

BC 3306.9.1 – Utilities and service lines

BC 3306.9.2 - Party wall exits, fire exits

- BC 3306.9.3 Dust
- BC 3306.9.4 Water accumulation



BC 3306.9.5 – Temporary elevators and standpipe systems

BC 3306.9.6 – Sprinkler systems

- SP Permit
- Maintained as Non-Automatic Systems
- Capped Immediately Below the Floor being Demolished
- Siamese Connection to be painted (903.6), marked with a Red Light and Maintained Free from Obstructions



For the Removal of Damaged Sprinklers you will also need a CCD1 and a Letter of No Objection from FDNY

Important to remember if the building has an existing Stand Pipe(SD) System the system must be maintain in a state of readiness, you will need:

- SD Permit
- Air Pressurized Alarm System for All Existing Standpipes (SD)
- Application Submitted by Design Professional
- Electrical Permit



BC 3306.9.7 – Use of explosives. The use of explosives in demolition operations shall conform to the requirements and limitations imposed by the New York City Fire Code and Section 3312

BC 306.9.8 – Hazards to be removed. Prior to the commencement of demolition operations, hazards shall be removed in accordance with Sections 3306.9.8.1 through 3306.9.8.4

BC 3306.9.8.1 – Combustible content. Prior to the commencement of demolition operations, the area authorized to be demolished by the work permit shall be thoroughly cleaned of combustible content and debris, including but not limited to building contents and exterior finishes, down to the structural elements



BC 3306.9.8.2 – Asbestos. Prior to the commencement of demolition operations, all asbestos shall be removed from the area authorized to be demolished by the department work permit, and certification to that effect shall be filed with the DOB and DEP....

BC 3306.9.8.3 – Glass. Prior to the commencement of demolition operations, all glass located in the area authorized to be demolished by the work permit, including but not limited to glass in windows, doors, skylights, and fixtures, shall be removed

BC 3306.9.8.4 – Steam and fuel. Prior to the commencement of demolition operations, all pipes, tanks, boilers, or similar devices containing steam or fuel and located in the area authorized to be demolished by the work permit shall be purged of such steam or fuel



BC 3306.9.9 – Stairs. All enclosed vertical shafts and stairs shall be maintained enclosed at all floors except the uppermost floor being demolished, and all work on the uppermost floor shall be completed before stair and shaft enclosures on the floor below are disturbed. All hand rails and banisters shall be left in place until actual demolition of such floor is in progress

BC 3306.9.13 – Rodent Extermination. A licensed exterminator shall effectively treat the premises for rodent extermination as per the requirements of the Department of Health and Mental Hygiene

BC 3306.11– Completion of demolition operations. All work required for <u>structural stability and permanent waterproofing</u> of adjacent buildings must be completed prior to demolition sign-off



Section 5:

Job Application
 Type: Demolition

Bu		PW1: Plaı "	n / Work Application	•	lam: BS ribbeller
1	Location Information	Required for all applications	1		
_	House No(s)	Street Nam e			
	Borough	Block	Lot BIN	C.B. No.	
	Work on Floor(s)			Apt. / Condo No(s)	
2	Applicant Information	Remind for all application	ns. Fax mobile telephone and e-m	ail address are ontional inform	ation
2	Last Name	Required for an approxim	S. FaX, Industre terepitotie and c-ma	Middle Initial	econ.
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	Business åddress			Business Fax	
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	Business Address City	State	Zip	Business Telephone Business Fax Mobile Telephone	
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Item 8D:

- Street Frontage (linear feet)
 Item 9A:
- Review Is Requested Under Which Code

Item 9C:

Site Safety

Item 9D:

- Requesting legalization of work where there are no work without permit violations
- Landmarks
- "Little E"

Buildings

Filing to address violations





Item 13D:

Building Type – 1, 2 or 3
Family, Or Other; Mixed
Use Building

Item 13E:

- Building Height, Stories, &
 Dwelling Units (Existing/ Proposed)
 Item 14:
- Fill Onsite, Off-site, Or
 Under 300 Cubic Yards
 Item 18:
- Fire Protection Equipment

11 Job D	escription							1	11A	Relate	d DOB	Job N	umber	s
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Item 21:

Demolition Details

Item 22:

Asbestos

Abatement Compliance

Pista Area Existing Proposed Pista Area sq. ft. gr. ft. Parking Spaces gr. ft. Parking Area sq. ft. gr. ft. Parking Spaces gr. ft. Loading Beths sq. ft. gr. ft. Loading Beths gr. ft. 20 Site Characteristics 20A Flood Hazard Area Information Yes No Yes No Yes No Yes No Coadia Erosion Hazard Area Urban Releval Substantial improvement? Demolition Details *Mechanical equipment other than handheki devices to be used for demolitich: Friesbudd (dec gr. ft. ft. ft. ft. ft. ft. ft. ft. ft. ft	10 Onen Sugar	20					P AGI
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Yes No 228 Is roof sign flight, doesd or solid? Is sign inside building line? # no, sign projects by: t. in. Designed for changeable copy? # no, 23 C Des an OAC have an interest in this sign or location? # yes, 23G Within 900 and within view of a netrial highway? # yes, 23G Within 900 and within view of a netrial highway? # gaswer is 'yes' to either of the above bro questions and this is an advertising sign, OAC sign number is required in section 23F	Location: G	round Roof 23B	Vall Height above Roof.	t. in.		billed for annual permit?	? It no, specity in 26
Constructing a set of the set of the above bio questions and the set of the set of the above bio questions and the set of the s	Yes No	an incide building line?	finn eine ersieste bu:	1 in	23B	Is roof sign tight, closed	l or solid?
Consider the regret of th	Deti	aned for changeable cor	1 nu, sgn projects by	R. 01.	200 Sign Hor	ung. n'extensive, provi	the only key working.
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Within 200° and within view of a park 1/2 acre or m ore? #yes, 23E Zie Distance from Park 1/2 acre or more: Answer is Yes' to ether of the above bas questions and this is an advertising sign, OAC sign number is required in section 23F OAC Sign Number: 236 OAC Registration Number:	V/ith	in 900' and within view o	fan arterial highway? Ifye	s, 23D	23D Distance	from Arterial Highway.	
If answer is 'Yes' to either of the above two questions <u>and</u> this is an adveitising sign, OAC sign number is required in section 23F	🔲 🔲 With	in 200' and within view o	fa park 1/2 acre or more?	lfyes, 23E	23E Distance	from Park 1/2 acre or m	nore:
A answer is yes to enter to the active two questions and active the section 23F advertising sign, OAC sign number is required in section 23F 23G OAC Registration Number.		owar is "lead" to aither of	the above hun questions as	ad this is an	23F OAC Sig	n Number:	
	T	entisina sian. OAC sian ni	umber is required in section	23F	23G OAC Re	gistration Number:	



DS1 Demolition Submittal Certificati

 Must be submitted by the professional plans – required prior to permit when p demolition work as per BC 3306.5. Thi submitted together with the plan

Items 3A & 3B:

Full/ Partial Demolition Description and

- Mechanical equipment with general c
- Non-mechanical means & methods
- Work on building interior, exterior or b

uildings	DS1: Demolition Subm Certification Form <i>Must be typewriten.</i> ubmitted along with this form.	ittal 🗭 0 de et aud ante 115 kod a unider fabel Leris 💥
		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: 🔲 I	PW1 Applicant 🛛 P.E./R.A. Other Than PW1 Ap	olicant
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 ndicate Submittal Type: Scan Code(s) 3A Demolition Type 3B Demolition work will in	m and Certification Required prior to permit. Su initial submittal Supersede existing su E Full Demolition (DM) Partial Demolition (volve, per BC 3306.5 (authorized preparers indicate	beequent revisions must be submitted to the Department. mittal(s) - indicate scan code(s) of DS1 being superseded bekw Alteration) 3 in parenthesis): Check all that apply
3 Demolition Description ndicate Submittal Type: Scan Code(s) 3A Demolition Type 3B Demolition work will in Non-mechanical dem Use of hand-held mei Use of other than har	n and Certification Required prior to permit. Su Initial submittal Supersede existing su Elimetric permits and permits an	bes quent revisions must be submitted to the Department. mittal(s) - indicate scan code(s) of DS1 being superseded bekw Alteration) In parenthesis): Check all that apply <u>stop and proceed the section 3C</u> Work on interior of building Work on exterior of building
3 Demolition Description ndicate Submittal Type: Scan Code(s) 3A Demolition Type 3B Demolition work will in Non-mechanical dem Use of hand-held mee Use of other than har General description of the	m and Certification Required prior to permit. Su Initial submittal Dupersede existing su E Full Demolition (DM) Partial Demolition (VM) Partial Demolition (VM) Partial Demolition (VM), per BC 3306.5 (authorized preparers indicate olition means and methods <i>only</i> (P.E. or R.A. only) chanical equipment (P.E. or R.A. only) ad-held mechanical equipment (P.E. or R.A. only) type(s) of mechanical demolition equipment used:	beequent revisions must be submitted to the Department. mittal(s) - Indicate scan code(s) of DS1 being superseded below Atteration) In parenthesis): Check all that apply - <u>stop</u> and proceed the section 3C Work on Interior of building Work on exterior of building Raising and/or moving of a building
3 Demolition Description ndicate Submittal Type: Scan Code(s) 3A Demolition Type 3B Demolition work will in Don-mechanical dem Use of hand-held meri Use of other than har General description of the 3C If superseding a previou doin muck be accompanie	n and Certification Required prior to permit. Su Initial submittal Dupersede existing su Initial submittal Dupersede existing su E Full Demolition (DM) Partial Demolition (Nolve, per BC 3306.5 (authorized preparers indicate olition means and methods only (P.E. or R.A. only) chanical equipment (P.E. or R.A. only) id-held mechanical equipment (P.E. or R.A. only) type(s) of mechanical demolition equipment used:	besquent revisions must be submitted to the Department. Initial(s) - indicate scan code(s) of DS1 being superseded below Atteration) In parenthesis): Check all that apply - <u>stop</u> and proceed the section 3C Work on interior of building Work on exterior of building Raising and/or moving of a building (Note: any revisions/additions/deletions to the original plan submise
3 Demolition Description ndicate Submittal Type: Scan Code(s) 3A Demolition Type 3B Demolition work will in Non-mechanical dem Use of hand-held med Use of hand-held med Use of other than har General description of the 3C If superseding a previt of an must be ac companie 3D Statement by demolitik		bee quent revisions must be submitted to the Department. mittal(s) - indicate scan code(s) of DS1 being superseded below Alteration) d in parenthesis): Check all that apply - <u>stop and proceed the section 3C</u> Work on interior of building Work on elefor of building Raising and/or moving of a building (Note: any revisions'additions/deletions to the original plan submised (Note: any revisions'additions/deletions to the original plan submised)
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BEST Recommendation for Mechanical Means Demolition

 In order to request a recommendation in favor of using mechanical means for demolition, you must complete and submit (BEST 4)to BEST at time of submittal of pre-demolition application

• The Borough Commissioner's approval still required after receiving BEST Recommendation.

	APPLICATION FOR BEST MECHANICAL ME	RECOMMENDATION FO	R BEST USE ONLY DEMOLITION #
BUILDINGS	Application mu	st be typewritten.	
Structure and Location Information	n:		
Number of structures at this address	you intend to demolish (a sepa	rate application is required	for each):
Name:	Company:	-	
E-mail:	Phone:	Fax	
Application date:	🗌 Bron x 🔲 Broo	klyn 🔲 Manhattan 🔲 🤇	Queens 🛛 🗖 Staten Island
Structure type (check only one):	🗕 House 🔲 Garage 🔲 Shed	🗌 Commercial Building 🔲	Other:
Building address:			
Cross streets:	BIN:	Block:	Lot:
All AKA's ("Also-Known-As", if applic:	able):		
BIS job # for demolition (DM) filing:	Other re	lated BIS job #s:	
Distance from nearest street corner (in feet):		
Maakaniaal Maana Jaƙamadiana			
Mechanical Means Information:	proposed for domalition:		
Description of mechanical equipment	proposed for demonstor:		
mechanical means the construction classification the mechanical means to be the safety zone the location of the sidewalks the width of the adjoining stree Agreement and Signature: By signing below, I agree that if issue A construction fence will be e equipment will be permitted v demolition is in use. No part of Request, Letter of Permiss All Building Department regu 19 Article 6, section 27-1039 All hand demolition will be c Print Name:	n of the building to be demolish used(type of machinery) and thed, fences and other protectin eet and a mechanical means permit rerected along the perimeter of j within the safety zone of demol of the equipment, when in use sion and Plot Plan must be lations will be followed when p d.	ed oroposed location of it re construction ob site. No persons other th tition while the mechanical r will extend beyond the per liable on the premises duri erforming the demolition in .S.T. prior to commenceme Title:	han the operator of the neans method of mitted boundaries. Letter ng course of demolition. accordance with Chapter nt of any Mechanical
Company:		1100.	
Signature:		[Date:
BEST Use Only	Approved	Disapproved	
Reviewed by:	Signature:	Badge #	Date:
Supervisor:	Signature:	Badge #	Date:
Comments:			



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

NVC:	APPLICATION FOR INS	PECTION PRIOR TO DEM	OLITION	BEST	USE ONLY
	(AND PRE-D	EMOLITION REPORT)		DEM	OLITION #
Buildings	Application	n musi be typewritten.			
Applicant, please complete all in	formation requested below	K: (For mechanical demolition re	quests compl	ete form BE	ST-4 as well.)
Number of structures at this addre	ss you intend to demolish (a	separate application is req	uired for ea	ich):	
Name:	Company:				
E-mair	Phone:	Fa) Prooklum Monhotton			toton lolond
Structure type (check only one):		brookiyn 🔲 Mannattan	a Other	s 🛄 ə	taten Island
Building address:		Legalizing a com	aleted demo	olition2	Yes No
Cross streets:	BIN	Block:		Lot:	
All AKA's ("Also-Known-As", if app	licable);				
BIS job # for demolition (DM) filing	Other re	lated BIS job #s (if applicab	le):		
Distance from nearest street corne	r (in feet): Mechani	cal demolition requested?	No C	Full [Partial
BEST must be notified in write	ing 24 hours prior to the co	mmencement of any full	demolitior	n (see BC	C 105.6.1).
			Th	ie north poi must agree	nt of the diagram
A survey may be submitted in add.	tion to or in lieu of a plot diag	gram as long as the zone o	f safety is i	indicated.	
A survey may be submitted in add. DO	ition to or in lieu of a plot diag NOT WRITE BELOW THIS	gram as long as the zone o LINE: OFFICIAL USE ONI	f səfety is i	indicated.	
A survey may be submitted in add D0 Date of report:	ition to or in lieu of a plot diag NOT WRITE BELOW THIS	gram as long as the zone o LINE: OFFICIAL USE ONI Number of stories:	fsafety is i LY Height of	indicated. building:	
A survey may be submitted in add. DO Date of report: Occupancy: Is building vacant? □	NOT WRITE BELOW THIS	gram as long as the zone o LINE: OFFICIAL USE ONI Vumber of stories: Sidewalk shed required?	fsafetyisi LY ⊟Yes [<i>indicated</i> . building: □ No	
A survey may be submitted in add. DO Date of report: Occupancy: Is building vacant? If yes, has a sidewalk shed been e	tion to or in lieu of a plot diag NOT WRITE BELOW THIS Yes □ No rected? □ Yes □ No i	gram as long as the zone o LINE: OFFICIAL USE ONI Number of stories: Sidewalk shed required? If yes, provide permit numb	fsafetyisi LY _Height of ⊡Yes [per:	indicated. building: ⊐ No	
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Important for Demolition

Item 3 – Special Inspection items:

 Structural stability- existing buildings may be a requirement for the adjoining buildings during demolition operations

Mechanical demolition

ulldings Sta	R1: Te tement This form	chnical Repor of Responsib must be typewritten	rt illity	Orient and affecting job number fabelie re	×
1 Location Information Required for all appl	ications.				
House No(s) Street Nam	he				
Work on Floor(s)					
2 Applicant Information Required for all app	lications.				
Choose all that apply: Design Applicant 34.	44.5	Special Inspections Ap	onlicent 38-0. 6-9	Progress Inspections Ap	nlicant 48-D. 6-1
Choose an one adary. The early represent set	44.0	special inspectivity rep	ipricality aprilation of a	_ Flogress mapevilous rep	pricam wear, er
Last Name		First Name		Middle Initial	
Business Name				Business Telephone	
Business Address				Business Fax	
City	State	Zip		Mobile Telephone	
License Type choose on e: 🛄 P.E.	. 🛄 R.A.	Other:		License Number	
				Special Inspection Agency Number	
3 Special Inspection Categories Required	for all applic	ations, continued on p	oage 2; 📕 indicates r	report required.	
3A – Identification of Requirement			3B Identification of Responsibilities	3C Certificate of Complete	3D Withdrav Pastropsibilitie
N Special Inspections		Code/Section	Initial & Date	hitial & Date	hitial & Date
Structural Steel – Welding		BC 1704.3.1			
Structural Steel – Details		BC 1704.3.2			
Structural Steel – High Strength Bolting		BC 1704.3.3			
Structural Cold-Formed Steel		BC 1704.3.4			
Concrete - Cast-In-Place		BC 1704.4			
Concrete - Prestressed		BC 1704.4			
Masonry		BC 1704.5			
Wood – Installation of High-Load Diaphragms		BC 1704.6.1			
Wood – Installation of Metal-Plate Connected Trusses		BC1704.6.2			
Wood – Installation of Prefabricated I Joists		BC1704.6.3			
Subsurface Conditions – Fill Placement & In-Place		BC1704.7.2			
Density		BC 1704.7.3			
Deep Foundation Bernents	TR6	BC 1704.8			
Helical Ries (88 # 2014-020)	TR5H	BC 1704.8.5			
Vertical Masonry Foundation Bernents	-	BC 1704.9			
Spraved fre-resistant materials		BC 1704.10 BC 1704.11			
Mastic and Intumescent Fire-resistant Coatings		BC 1704.12			
Exterior Insulation and Finish Systems (EIFS)		BC 1704.13			
Atemative Materials - OTCR Buildings Bulletin #		BC 1704.14			
STICKE LONDO SYSTEMS		BC 1704.15 BC 1704.16			
Mechanical Systems		BC 1704.17			
Mechanical Systems					
High-Pressure Steam Piping (Welding)		BC 1704.18			
Mechanical Systems Fuel-Oil Storage and Fuel-Oil Piping Systems High-Pressure Steam Piping (Welding) High Temperature Hit Water Piping (Welding) High Demonstration Review Piping America Oblidition)		BC 1704.18 BC 1704.18 BC 1704.10			
Mechanical Systems Fuel-OI Storage and Fuel-OI Piping Systems High-Ressure Steam Piping (Welding) High-Ressure Steam Piping (Welding) High-Ressure Fuel-Gas Piping (Welding) Structural Stability – Existing Buildings		BC 1704.18 BC 1704.18 BC 1704.19 BC 1704.20.1			
Mochanical Systems Fuel-Oil Storage and Fuel-Oil Piping Systems High-Thesawe Steam Piping (Wilding) High Temperature HeV Natur Piping (Wilding) High-Temperature HeV Natur Piping (Wilding) High-Temperature Fuel-Gas Piping (Wilding) Excurvations—Sheefing, Schoring, and Braning		BC 1704.18 BC 1704.18 BC 1704.19 BC 1704.20.1 BC 1704.20.2			
Mechanical Systems Fuel-OII Storage and Fuel-OII Piping Systems Fuel-OII Storage and Fuel-OII Piping Systems High-Tersora Steam Piping (Welding) High-Tersora Evel-OIA Piping (Welding) High-Tersora Fuel-OIA Piping (Welding) Structural Stability – Existing Buildings Excavations—Sheeting, Shoring, and Bracing Underprinting		BC 1704.18 BC 1704.18 BC 1704.19 BC 1704.20.1 BC 1704.20.2 BC 1704.20.3 BC 1704.20.3			



Important for Demolition

Item 3 – Special Inspection items:

- Sprinkler Systems
- Standpipe Systems

	Y	1	5	
Buildi	ngs			

TR1: Technical Report Statement of Responsibility

3A - Identification of Requirement		3B Identification of Responsibilities	3C Certificate of Complete Inspections / Tests	3D Withdra Responsibilitie
Y N Special Inspections	Code/Section	hitial & Date	hitial & Date	hitial & Dat
Raising and Moving of a Building	BC 170420.5			
Soil Percolation Test- Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities	BC 1704.21.12			
Private On-Site Storm Water Drainage Disposal Systems, and Detention Excilities Installation	BC 170421.2			
hdividual On-Site Private Sewage Disposal Systems	BC 1704.22			
Soil Percolation Test - Individual On-Site Private	BC 1704.22			
Sprinkler Systems	BC 1704.23			
Standpipe Systems	BC 1704.24			
Heating Systems	BC 1204 25	1		
Chimneys	BC 1704.26			
Fire-resistant Penetrations and Joints	BC 1704.27			
Auminum Welding	BC 1704.28			
Flood Zone Compliance (attach FBMAelevation/dry	BC 1704.29			
foodprooting certificate where applicable)	BC G105			
Luminous Egress Path Markings	TR7 BC 1/04.30 BC 1024.8			
Emergency and Standby Power Systems (Generators)	BC 1704.31			
Post-installed Anchors (BB# 2014-018, 2014-019)	BC 1704 32			
Seismin Isolation Systems	BC 1707.9			
Contraction Sociation Systems	BC 1905 3			
Concrete Design Mix	TR3 BC 1913.5	Sutern	it TR3 to complete this it	901
Concrete Sampling and Testing	TP2 BC1905.6	000000000000000000000000000000000000000		
4 Progress Inspection Categories Required for	br all applications.	repo <i>rt required.</i> 4B Identification of	14. TR210: complete this it	eon 40 Withdra
Progress Inspection Categories Required & dA Letification of Requirement N Progress hispections	br all agolications. I indicates i	report required. 4B Identification of Responsibilities Ioitial & Date	4C Certificate of Complete hspections / Tests brind & Date	4D Withdra Responsibilitie
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4 Progress Inspection Categories Required & 4A Loss Inspection of Requirement Y N Progress Inspections Preliminary Footing and Foundation Guevest Floor Beaston Grouting and Foundation Grouting Code Compliance Inspections Tree	Instructions BC 1913.10 or all applications. Indicates / Indicates / 28-116.21, BC 110.2 BC 110.3.1 BC 110.3.2 BC 110.3.2 BC 110.3.2 BC 110.3.2 BC 110.3.2 BC 110.3.2 BC 110.3.2	Subm report required. 48 Identification of Responsibilities Initial & Date	1782 to complete this it 40 Certificate of Complete hypecions / Tests hitial & Date hitial & Date d 176 Sto complete this de	4D Withdra Responsibilitie Initial & Dat
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Demolition Checklist Plans

Demolition Checklist

 Is the minimum standards for required items on the demolition plan

В		Demol Cl	lition Filing hecklist		
1.	The address on the plan mus	st be the same as the "F	Filed At" location indicated	BIS.	
1	1 Location Information (Filed At)				
	House No(s): 280	Street Name: BROADV	VAY		
	Borough: Manhattan	Block: 153	Lot: 1	BIN: 1079215*	CB No: 101
3	Work on Floor(s): PEN 001 thru 0	07	Apt/Condo No(s):		Zip Code: 10007
2.	All drawings must be to scale	as per BC 28-104.7.3	(regarding plans drawn to	o suitable scale).	
	All for the second	t a minimum of 200" in			
	 All tonts mus 	a a minimum or 5/32 In	15128.		
3.	If the building is fully occupie	d or partially occupied:			
	Tenant nrote	ection and or tenant sof	ety nlan may be required		
	 Ensure that a 	all occupied areas are s	shown in full or in part on	the plans?	
4.	The following forms are requ	ired as part of your sub	mission:		
	 Photos of all 	four elevations			
	 BEST 2A 				
	 BEST 4B 				
	 DS1 				
	 TR1's 				
	• PW1				
	 Required As 	bestos form			
5.	The Demolition Plans must g	raphically represent the	e following, but is not limit	ed to:	
	 Site plan mu heights must with in 20 of from each ot clearly identi 	st show the property to t be provided for both th the lot in question, in a her. All Addresses and fied in bold lines.	be demolished and all ac ne building being demolisl ddition to horizontal offset block/lot numbers must b	ljoining properties. hed as well as the t of structures from he provided. Prope	Building stories and adjoining buildings property lines and nty lines must be
	 All Construct project s info dimensions r 	ion fencing/gates inclu sign must also be show must be shown for the a	ding type and location mu wn. A section detail must above. BC 3307.3 Signag	st be identified. TI be provided for th e BC 3301.9.3	ne location of the e fencing. All



Temporary Installations by the Numbers

In 2014:

- 7,186 Fence Permits were issued
- 3,029 Supported Scaffold permits were issued
- 5,799 Sidewalk Shed permits were issued
- 10,930 Suspended Scaffold notifications were received
 6,951 of which were C-Hook notifications
 3,979 of which were Outrigger Scaffold notifications



Sidewalk Sheds 2014 NYC Building Code § 3307.6



§ 3307.6.2 Where Required. A sidewalk shed shall be installed and maintained to protect all sidewalks, walkways, and pathways within the property line of the site, and all public sidewalks that abut the property...



Sidewalk Sheds - Where Required

Sidewalk sheds shall be installed and maintained to protect all sidewalks, walkways, and pathways within the property line of a site, and all public sidewalks that abut the property as follows:

- 1. Below a scaffold, mast climber or chute
- When a structure or facade higher than 40 feet is to be constructed, altered, maintained, or repaired
- 3. When a structure higher than 25 feet is to be demolished

The decking of the sidewalk shed shall extend the full length of the area plus an additional 5 feet beyond the length*. The decking must extend the full width of the protected sidewalk, walkway or pathway.



* 20 foot extension if work is above 100 feet.

Sidewalk Sheds - Design Requirements

Design Loads

Live Loads

- 1. Light Duty Sidewalk Shed (work above is less than 100 feet high) 150 pound per square foot (psf).
- 2. Heavy Duty Sidewalk Shed- 300 psf.

Wind Loads

The effect of wind loads, in accordance with NYCBC Chapter 16, must be considered in the design.

Storage Loads

- 1. Light Duty Sheds No items shall be stored or placed on these sheds.
- 2. Heavy Duty Sheds
 - No material storage unless the shed is designed for such storage and the storage areas are clearly designated on the drawings.
 - 1. Storage Less than 150 psf: the 300psf design load need not be increased.
 - 2. Storage greater than 150 psf: The load of the item to be stored or placed on the shed, minus 150 psf must be designed for in addition to the 300 psf Live Load.

Supported Scaffold Loads Imposed

Where a supported scaffold sits on a sidewalk shed, the shed must be designed to support all loads imposed by the supported scaffold.

Foundation Imposed Loads

The surface upon which the shed rests shall be capable of supporting all of the design loads above.



Sidewalk Sheds - Vertical Members and Beams

Vertical members and beams shall be:

- 1. Adequately braced and connected to prevent displacement or distortion of the framework
- 2. The vertical members shall be plumb with a tolerance of L/100
- 3. The vertical members shall not be placed into the street without DOT approval
- 4. Vertical members placed on the sidewalk shall not be closer than 18 inches from the face of the curb line
- Vertical members shall be placed at least 7 feet from the edge of a curb cut or vehicular access point





Sidewalk Sheds - Deck

The deck shall:

- Consist of 2-inch thick wood plank or equivalent and shall be capable of sustaining 300 psf/ 150 psf
- 2. Be solid or consist of planking laid close and tight
- 3. Shall abut a building or structure





Sidewalk Shed- Parapet

The parapet shall:

- 1. Extend at least 3'-6" above the deck of the shed
- 2. Be constructed along all edges of the shed not abutting a building or structure
- 3. Be constructed of approved material and be attached to the shed with braced uprights





Sidewalk Sheds- Height, Lighting, Color

Height- the passageway under the shed shall have a minimum clearance of 8 feet

- **Lighting** The underside of sidewalk sheds shall be illuminated at all times by either daylight or electric light
- Color-Sidewalk sheds shall be painted the color of hunter green







Sidewalk Sheds- Founding

The Surface upon which the shed rests shall be capable of supporting the design loads of the sidewalk sheds, including any storage





Scaffolds Part A - Suspended Scaffolds





Scaffolds - 2014 NYC Building Code § 3314

Suspended scaffolds drawings must provide, at a minimum, a plan view and an elevation view, full dimensions and details.

The following items are often not adequately provided in drawings:

- 1. All connections and attachments to the base structure.
- 2. Structural modifications required to the base structure
- 3. Required overhead protection
- 4. Specification of outrigger structure







Suspended Scaffolds

Design

Suspended scaffolds must be designed by a registered design professional. (See § 3314.3.2 for exceptions)

Inspections

Prior to installation, After installation but prior to use, prior to each use, and following a repair or adjustment.

Training

- 1. Supervisors- successful completion of a 32-hour approved training course and complete a 8-hour refresher course every 4 years thereafter.
- 2. Users- successful completion of a 16-hour approved training course and complete a 8-hour refresher program every 4 years thereafter.

Capacity

- 1. Each scaffold, and its components, shall be capable of supporting its own weight and at least four times its maximum intended load.
- 2. Each suspension rope must be capable of supporting at least six times the maximum intended load.
- 3. All suspended scaffold support devices (outrigger beams, C-hooks, parapet clamps, etc.) must be supported by surfaces capable of supporting at least four times the loads imposed upon them by the operation and rated load of the hoist.

Winds

Use of suspended scaffolding must be suspended when wind speeds (sustained or gusts) exceed 30mph.



Suspended Scaffolds– Elements to be Vertical and Plumb

Ropes and suspension elements must be installed and used such that they are vertical and/ or in plane parallel to the wall at all times





Suspended Scaffolds- Support Devices

Suspended scaffold support devices, such as C-hooks, cornice hooks, roof hooks, parapet clamps or other devices shall meet the following:

- 1. Made of steel, wrought iron or equivalent
- 2. Supported by bearing blocks
- Secured against movement by tiebacks installed perpendicular to the face of the building or structure and secured to a structurally sound point of anchorage





Suspended Scaffolds- Anchorage





Suspended Scaffolding- Wire and Rope





Suspended Scaffold- Outrigger Beams





Suspended Scaffold- Counterweights





Suspended Scaffolds- Defective Supports





Scaffolds Part B- Supported Scaffolds





Supported Scaffolds

Supported scaffolds drawings must provide, at a minimum, a plan view and an elevation view, full dimensions and details.

The following items are often not adequately provided in drawings:

- 1. All connections and attachments to the base structure. This includes, but is not limited to, specification of anchor type, embedment, and spacing.
- 2. Netting, with specific type and manufacturer clearly indicated.
- 3. Hoisting equipment located on the scaffold.
- 4. Maximum number of platform levels to be loaded simultaneously as well as the maximum permitted imposed loads on each platform.
- 5. Full specification and detailing of all structural members.
- 6. Founding of the scaffold and structural modification required to the base structure*.
- 7. Wind loads used in design are often incorrect.





Supported Scaffolds

Design

Supported scaffolds must be designed by a registered design professional. (See § 3314.3.1 for exceptions)

Inspections

After installation but prior to use, Prior to each use, and following a repair or adjustment.

Training

- 1. Supervisors- successful completion of a 32-hour approved training course and complete a 8-hour refresher course every 4 years thereafter.
- Users- successful completion of a 4-hour approved training course and complete a 4-hour refresher program every 4 years thereafter.

Capacity

1. Each scaffold, and its components, shall be capable of supporting its own weight and at least four times its maximum intended load.

Winds

Use of supported scaffolding must be suspended when wind speeds (sustained or gusts) exceed 30mph.



Supported Scaffolds- Platform Construction

Platforms on all working levels shall be:

- 1. Fully planked or decked
- 2. No more than 1 inch spacing
- 3. Have appropriate span support spacing
- Overhang the support by at least 6 inches
- 5. Cantilever no more than 12 inches (for 10 foot or less span) or 18 inches (for spans greater than 10 feet)
- 6. Be tied down
- Not deflect more than I/60 of the span when loaded









Supported Scaffolds- Anchorage

Anchorage shall be sound, rigid, capable of carrying the maximum loads and secured against movement in all directions





Supported Scaffolds-Guardrails and Debris Netting

Open sides and ends must have a guardrail system and debris netting





Fence Enclosures





Fence Enclosures

Building





Fences - 2014 NYC Building Code § 3307.7

Required

All sites where a new building is being constructed or where a building is being demolished to grade shall be enclosed by a fence

Design

Fences must be designed by a registered design professional and must be designed to withstand wind



Temporary Installations-2014 NYC Building Code § 1618

Temporary Installations

Defined as temporary when such installations are intended to be taken apart or removed after a limited period following their installation. Sidewalk Sheds, Scaffolds, Tents, and Cranes are examples of these types of installations.

Duration

- 1. 1 Year: temporary Installations used during construction or demolition operations.
- 90 days: temporary installations such as tents, platforms, bandstands and other structures covered by section 3103.

Extension Requests

Such requests, subject to approval, must be accompanied by the submission of a report from a registered design professional that certifies the following

- 1. The registered design professional performed an inspection within the last 30 days which confirmed that the installation is in continued compliance with the requirements of the approved construction documents.
- 2. That the action plan is still in effect and reflects the current conditions of the installation.

Construction Documents

Temporary installations implementing the exemptions and load reductions in the structural design must provide the following:

- 1. Prominent indication that the temporary structure was designed under reduced loads.
- 2. The environmental load mitigations must be clearly indicated.
- 3. Construction documents must be kept at the site at all times and be available upon request.

Loads on Temporary Installations

Temporary installations must be designed and constructed to resist loads required for new construction

Exemptions

Temporary installations that are accompanied by an action plan shall be permitted to reduce the design environmental loads as follows:

- 1. <u>Seismic</u>- permitted to use 2% of the design dead load and live load in lieu of the seismic forces required for new construction. These seismic loads shall be proportionally distributed, applied in any horizontal direction and need not be combined with other environmental loads
- 2. <u>Wind- May apply a reduction factor of 0.8</u>
- 3. <u>Snow, Ice, Temperature Differential Effects, etc.-</u> May be reduced as appropriate for the limited exposure



Temporary Installations- Action Plans

Action Plans

All temporary installations reducing the design environmental loads must include environmental load mitigation measures as part of an action plan.

Implementation

Action plan must be reliably implemented in one day's notice or less

Components

The action plan must include the following at a minimum:

- 1. Predicted environmental load thresholds.
- 2. Method of monitoring environmental loads.
- 3. Party responsible for monitoring and determining implementation.
- 4. Party responsible for implementing plan.
- 5. Evacuation procedures.
- 6. Safety zone requirements.
- 7. Other requirements such as addition or removal of structure or elements.
- 8. Prevention of wind-born debris plan.
- 9. Verification that the design will not adversely impact other structures.

Temporary Structures-2014 NYC Building Code § 3103

Temporary Structures

Temporary Tents, Grandstands, Platforms, Bandstands, stages and similar miscellaneous structures erected for a period of 90 days or less

Permits

A permit must be obtained from the department.

- 1. Exceptions
 - a) Temporary Tents of less than 400 gross square feet for not more than 30 days
 - Temporary platforms, reviewing stands, outdoor bandstands, and similar structures that cover an area less than 120 square feet for not more than 30 days

Construction Documents

Must be submitted with the permit application and shall include a site plan indicating the location, egress, and occupant load



Questions?

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

AIA Point of Contact: Allison Ginsburg Aginsburg@buildings.nyc.gov 212.393.2167

