



Strengthening the Oversight of Construction, Demolition and Abatement Operations

Presentation for
Construction Safety Week

April 29, 2009

Construction, Demolition and Abatement Report

- In the aftermath of the tragic fire at 130 Liberty Street, the Mayor convened a working group to assess:
 - Inspection Practices
 - Data Sharing
 - General Oversight
 - Conduct of Operations in the Field
- The result was 33 recommendations that we are currently working to implement



Strengthening the Safety, Oversight and Regulation of Demolition and Abatement Operations

Report & Recommendations to
Mayor Michael R. Bloomberg



Demolition & Abatement Working Group
Deputy Mayor Edward Skyler, Chair
July 2008

CDA Implementation

- **The recommendations focused on four key areas:**
 - Data Sharing
 - Inspections
 - Oversight of Abatement Operations
 - Oversight of Demolition Operations

Data Sharing

New Data Sharing Practices

- **The City has implemented new data exchanges that have driven important changes to agency inspection practices:**
 - DEP shares information with FDNY about jobs that trigger certain building- and life- safety thresholds
 - DOB transmits select construction and demolition permits to FDNY
 - DEP, DOB and FDNY share hazardous ECB violations

Long-Term Data Sharing Strategy



- Coordinated Building Inspection and Data Analysis System (CBIDAS)
 - Four year, \$25 million contract with IBM and additional staffing and equipment for FDNY Tech Services
 - Consolidate all building and inspection information in accessible data warehouse
 - Exchange critical building safety information with DOB, DEP and others
 - Build a risk-based inspection system
 - Create business intelligence reporting and performance management
 - Deploy handheld inspection data devices
- The City is implementing a strategic plan to exchange critical business information, including inspection and violation data, between City agencies

Inspections

FDNY Inspections

In December 2008, FDNY instituted an enhanced BISP Inspection Program for CDA buildings

- Revised inspection rule
- BISP Intranet application changed to better track and categorize inspections
- Revised inspection checklist
- Cross-agency training

 **Buildings Under Construction, Demolition and Abatement Checklist** 

Address: _____ Date: _____
BIN: _____

Owner/Construction/Demolition Company
Name: _____
Address: _____
Emergency Contact Phone Numbers: Day: _____ Night: _____

Building Information
Number of Stories: _____ Dimensions: _____
Type of Construction: Non-combustible Combustible
Type of Occupancy: Commercial Residential Other _____
Utilities Present: Gas Electric Steam Fuel Oil Tank(s)
Exposure problems? Exposures #1 _____ #2 _____
#3 _____ #4 _____

Permits and Certificates
Department of Buildings permit: Present: Yes No Compliant: Yes No
Valid C of F or Q: Fire Guard Site Safety Manager Torch operator
Required Permits/Affidavits: Compressed Gas Roof kettle
Site Safety Manager/Coordinator required: Yes No
If Yes, Building Owner/Contractor's Pre-Fire Plan Available: Yes No

Stairways
Designation ____ Standpipe riser ____ Roof Access: Yes No Cellar Access: Yes No
Designation ____ Standpipe riser ____ Roof Access: Yes No Cellar Access: Yes No
Designation ____ Standpipe riser ____ Roof Access: Yes No Cellar Access: Yes No
Fire Escapes Present: Yes No

Elevator status
Interior elevator: Designation ____ Serviceable Unserviceable Floors served _____
Interior elevator: Designation ____ Serviceable Unserviceable Floors served _____
Interior elevator: Designation ____ Serviceable Unserviceable Floors served _____
Exterior elevator: Elevator In Readiness: Yes No
Exterior Hoist: Yes No

Cellars/Basements/Sub-Levels
Number of sub levels: _____
Standpipe/Sprinkler valves and piping: Supported and Retained N/A
Fire Pump location: _____ Serviceable Yes No

Fire Protection
Sprinkler System: Serviceable - wet Serviceable - dry Unserviceable - Immediate enforcement required
Standpipe System: Serviceable - wet Serviceable - dry Unserviceable - Immediate enforcement required
Standpipe system pressurized: Yes No
Non-pressurized standpipe traced in accordance with Section 9 of Inspection Guide? Yes No

A-102 (04/08/09)

FDNY BISP Inspection Tracking

- Allows FDNY headquarters to change the status of a building

FDNY Intranet

[Back To Search](#)

Add New Building For Inspection

9 METROTECH CENTER BROOKLYN BIN: 3058187 Block: 2047 Lot: 11

Building Inspection Status:

Abatement Start Date:

Abatement End Date:

Building Height:

Division:

Battalion:

Unit Code:

FDNY BISP Inspection Tracking

- Requires each building in the system to be assigned an appropriate inspection classification

The screenshot shows a Windows application window titled "Developer/2000 Forms Runtime for Windows 95 / NT - [WINDOW1]". The main form is titled "CDA Inspection Status Change Form". It contains a search section with the label "Search Existing Building:" and a text input field labeled "Enter BIN" containing the value "2819081", followed by a "Search" button. Below this is a section titled "Complete the following:" containing a "Frequency" dropdown menu set to "15 Days", an "Inspection Status" dropdown menu with a red box around it and a red arrow pointing to it, and two buttons labeled "Save" and "Exit". The "Inspection Status" dropdown menu is open, showing three options: "Active" (highlighted in blue), "On- Hold", and "No Further Insp. Required". At the bottom of the window, there is a status bar that reads "Record: 1/1".

DOB Inspections

The Buildings Enforcement Safety Team conducts inspection of demolition sites at three stages: pre-demolition, 24-hour notice and demolition sign-off

- Buildings Enforcement Safety Team (BEST) demolition checklist
- Buildings Field Inspection Recording and Scheduling Technology (BFIRST)
- Cross-agency training

NYC BEST Full DEMO - FIELD INSPECTION CHECKLIST

Inspection Information:

Active Site (check one): Yes No Year of Initial Inspection: _____
 Inspection Date: _____ Start Time: _____ BEST Demolition #: _____
 Property Address: _____ Inspector Name: _____
 EBN: _____ Inspector Badge #: _____

Block: _____ Lot: _____ Permit/Job#: _____
 Applicant Site Safety Manager Coordinator Superintendent Project Manager (check one) accompanied on inspection? Yes No
 Name: _____ Phone Number: _____
 Company: _____

Type of Demolition (check one): Residential Commercial Gas Station Other (specify) _____
 Type of Inspection (check one): Notification Follow-Up

Building Information:

Current Height: _____ Number of Stories: _____
 Current Floor(s) Under Demolition: _____
 Observations of Exterior: _____
 Structural Observations: _____
 Party Walls (check one): Yes No
 Description of Demolition Operations: _____

Is there abatement? (check one): Yes No
 If Yes, provide floor(s) affected by abatement: _____

Site Information:

Sidewalk Shield Required (check one): Yes No
 Sidewalk Shield Location: _____
 Fence Required (check one): Yes No
 Fence Location: _____
 Netting Required (check one): Yes No IF Yes, Select Type: Horizontal Vertical
 Netting Location: _____
 Shoring/Bracing Required (check one): Yes No
 Shoring/Bracing Location: _____

Inspection Checklist:


Code	Category	Inspection/Test	N/A	Compliance	Notes	Type Violation (Y/N)	Violation #
00	BWO / After-Hour Variance	BWO Inmate					
01	BWO / After-Hour Variance	After-Hour Variance					
02	Occupancy	Building Vacant					
03	Permits and Drawings	Demolition Permit					
04	Permits and Drawings	Department Notification					
05	Permits and Drawings	Mechanical Demolition Permit					
06	Permits and Drawings	Prefabricated Drawings on Site					
07	Permits and Drawings	Sidewalk Shield Permit					
08	Permits and Drawings	Electrical Permit for Lighting Shields					
09-010	Permits and Drawings	Other Permits / Drawings					
11	Permits and Drawings	All Permits Fenced					
12	Signage	Signs Posted					
13	Signage	Signage Information					
14	Sidewalk Shields	Sidewalk Shield Installation					
15	Sidewalk Shields	Sidewalk Shield Lighting					
16	Fencing	Fence Installation					
17	Nothing	Nothing in Good Condition					
18	Nothing	Nothing Clean					
19	Horizontal Netting	Distance to Demolition					
20	Horizontal Netting	Projection Distance					
21	Vertical Netting	Secured					
22	Vertical Netting	Checked					
23	Unsupported Scaffold	Compliance					
24	Watchmen	On Site					
25	Pipe Chocks	On Site					
26	Pipe Chocks	SPIT Certificate of Fitness					
27	Pipe Chocks	Pipe Guard Log					
28	Earth Operations	On Site					
29	Earth Operations	SPIT Certificate of Fitness					
30	Utilities	Disconnected					
31	Utilities	Temporary Permit On Site					
32	Electrical	Ground Faults					
33	Housekeeping	Clear of Debris On Site					
34	Housekeeping	Openings Covered					
35	Housekeeping	Drummers Covered and Secured					
36	Overfalls and Toward	Overfalls Materials					
37	Overfalls and Toward	Structural Overfalls Materials					
38	Overfalls and Toward	Change on Top Tension					
39	Structural Reliability	Controlled Removal					

5/16 Rev. 1/2014

DEP Inspections

As a result of the recommendations from the working group, all DEP inspectors now use a comprehensive, uniform checklist

- The new checklist includes common DOB and FDNY safety elements as well as required abatement rules and allows for the referral of certain conditions directly to FDNY
- In addition, DEP is in the process of finalizing an updated Standard Operating Procedure for Inspections
- Cross-agency training

A-TRU Field Inspection Checklist 

Inspection Information:

TRU # _____ Date of Inspection: _____ Inspector Name: _____
 Property Address: _____ Inspector Badge #: _____
 BIN: _____
 Block: _____ Lot: _____ TRU#: _____
 Project Manager / Site Safety Manager / Superintendent (circle one)
 accompanied on inspection? Y or N
 Name: _____ Phone Number: _____
 Company: _____

Building Information:

Current Height: _____ Number of Stories: _____
 Current Floor(s) Under Demolition: _____
 Current Floor(s) Under Abatement: _____

Observations of Exterior:

Structural Observations: _____
 Description of Demolition Operations: _____

Inspection Checklist:

Item #	Sub-Categories	Inspection/Test	Compliance Y/N?	Violation #
1	Occupancy	Building Vacant	Y / N / NA	
2	Permits and Drawings	Demolition Permit	Y / N / NA	
3		Construction Permit	Y / N / NA	
4		Permitted Drawings on Site	Y / N / NA	
5		Form ACP-7 Posted On Site	Y / N / NA	
6		Form ACP-8 Posted On Site	Y / N / NA	
7		Form ACP-9 Posted On Site	Y / N / NA	
8		A-TRU Permit Posted on Site	Y / N / NA	
9		TR-1 Form On Site	Y / N / NA	
10		Floor Plan w/ Site Exit & Egress Changes Posted	Y / N / NA	
11		All Permits Posted	Y / N / NA	
12	Signage	Location of Negative Air Cut Off Switch Posted	Y / N / NA	
13		Notice of Abatement Project To Occupants	Y / N / NA	
14		No Smoking Signs Posted	Y / N / NA	
15		Presence of Exit Signs & Exit Lighting	Y / N / NA	
16		Exit Signs and Emergency Ais Unobstructed	Y / N / NA	
17		Exit Signs and Emergency Lights Are Functional	Y / N / NA	
18		Presence of Directional Signs & Exit Path Markings	Y / N / NA	
19		Other Signs Posted	Y / N / NA	
20	Workplace Documents	Copy of General Contractor License	Y / N / NA	
21		Copy of Asbestos Abatement Contractor License	Y / N / NA	
22		Third Party Air Monitor License	Y / N / NA	
23		Emergency Contacts List Posted	Y / N / NA	
24		Worker Certificates Available On Site	Y / N / NA	
25		MSDS of All Chemicals Used	Y / N / NA	
26	Log Book Inspection	Log Book Identifies Building and Owner Information	Y / N / NA	
27		Daily Entries of Emergency & Fire Exits	Y / N / NA	
28		Record of Worker Sign In and Sign Out	Y / N / NA	
29		Proper Entry of All Abatement Activity	Y / N / NA	
30	Air Monitoring	Correct Number of Air Samplers in Operation	Y / N / NA	
31		Correct Installation and Placement of Air Samplers	Y / N / NA	
32		Required Flow Rate Consistent With Field Data Sheet	Y / N / NA	
33	Watchmen	On Site	Y / N / NA	
34	Fire Guards	On Site	Y / N / NA	
35		FDNY Certificate of Fitness	Y / N / NA	
36		Fire Guard Log	Y / N / NA	
37	Torch Operations	On Site	Y / N / NA	

39	Fire Safety	Fire Extinguishers On Site	Y / N / NA
40		No Removal of Fire Alarm System, Smoke Detector, Manual Pull Station or Emergency Lighting System	Y / N / NA
41		All Flammable Materials Removed	Y / N / NA
42		All Sources of Ignition Extinguished	Y / N / NA
43		Fire Retardant Materials Used Throughout Work Place	Y / N / NA
44	Decon Enclosure System	Proper Construction of Decon Enclosure System	Y / N / NA

60		Proper Tagging of Standpipes	Y / N / NA
61	Standpipe	Standpipe On Site	Y / N / NA
62		Standpipe In Service	Y / N / NA
63		Standpipe Not Placarded	Y / N / NA
64		Switched to Dry System	Y / N / NA

Oversight of Abatement Operations

A-TRU Background and Overview

- The Asbestos Technical Review Unit (A-TRU) is an enhanced inter-agency unit (DOB and DEP) that will review and permit asbestos abatement projects that pose a risk to public safety
- The CDA working group identified three major groups of public safety criteria surrounding asbestos abatement:
 - Means of egress
 - Fire protection systems
 - Work that requires a DOB permit
- Asbestos abatement projects impacting the above criteria will be issued a DEP permit based on joint DOB-DEP review, with FDNY notification
 - A-TRU will be based at the LeFrak offices within DEP's Asbestos Control Program

A-TRU Filing Procedures: Online ACP-7

- The new ACP-7 will be filed online through the new Asbestos Reporting and Tracking System (ARTS)
- ARTS will allow applicants to electronically submit information about abatement jobs

The image shows a screenshot of the online ACP-7 filing interface. On the left is a navigation menu with the following items and status indicators:

- Facility (Yellow circle)
- Building Owner (Yellow circle)
- General Contractor (Yellow circle)
- Asbestos Abatement Contractor (Yellow circle, highlighted with a grey background)
- Third Party Air Monitor (Yellow circle)
- Asbestos Hauler (Yellow circle)
- Other Non-Asbestos Contractor (Green circle)
- Project Information (Yellow circle)
- Abatement Locations (Green circle)
- Project Details (Green circle)

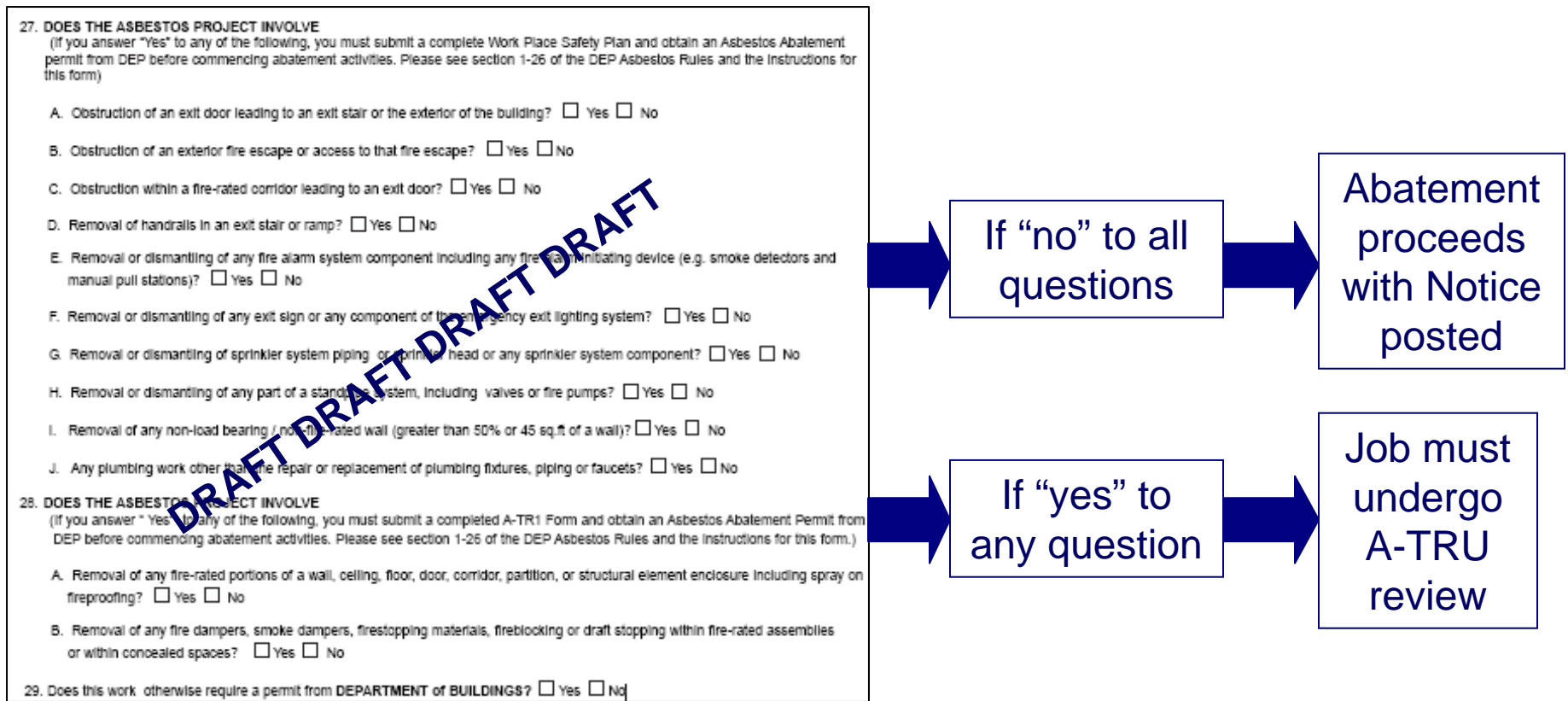
The main content area is titled "Asbestos Abatement Contractor Information" and includes a "Logout" button with the email address "csommerfeld@cityhall.nyc.gov". Below the title, a note states "highlighted fields indicate required fields." The form contains the following fields:

- Abatement Contractor Name (Required)
- NYS DOL Lic. # (Required)
- Address (Required)
- Address 2
- City
- State (Dropdown menu, currently set to NY)
- Zip Code
- Contact Person: Name (Required)
- Telephone (Required)
- Fax
- Email (Required)
- Verify Email

At the bottom right of the form are buttons for "Preview", "Save", and "Main Menu".

What types of projects will trigger A-TRU review?

The need for A-TRU Review and Permit is determined by responses to questions on the new online ACP-7 Form that applicants submit to DEP before commencing an abatement job



A-TRU Review

- Applicants for asbestos abatement projects undergoing A-TRU review may need to prepare a *Work Place Safety Plan* along with an ACP-7
- The *Work Place Safety Plan* may include PE/RA prepared plans and/or additional documentation of necessary safety precautions
- Because the revised ACP-7 asks for details of each abatement area within a project, it is possible to begin abatement in areas that don't require A-TRU review

To report unsafe working conditions dial: **311**

Asbestos Technical Review Permit

Premises Address: **123 City Hall Drive** Borough: Manhattan
 New York, NY 10007 Block/Lot: 234
 Bldg: X-1

Permit Issuance Date: 3/4/2008 Permit Expiration Date: 6/12/2008

A-TRU No. xxxx1234
 Abatement Contractor
 Contact:
 Phone:

Floor#	Entire Floor	Section of Floor	A-TRU Permit Trigger (below)	Description of Work/Mitigation Steps

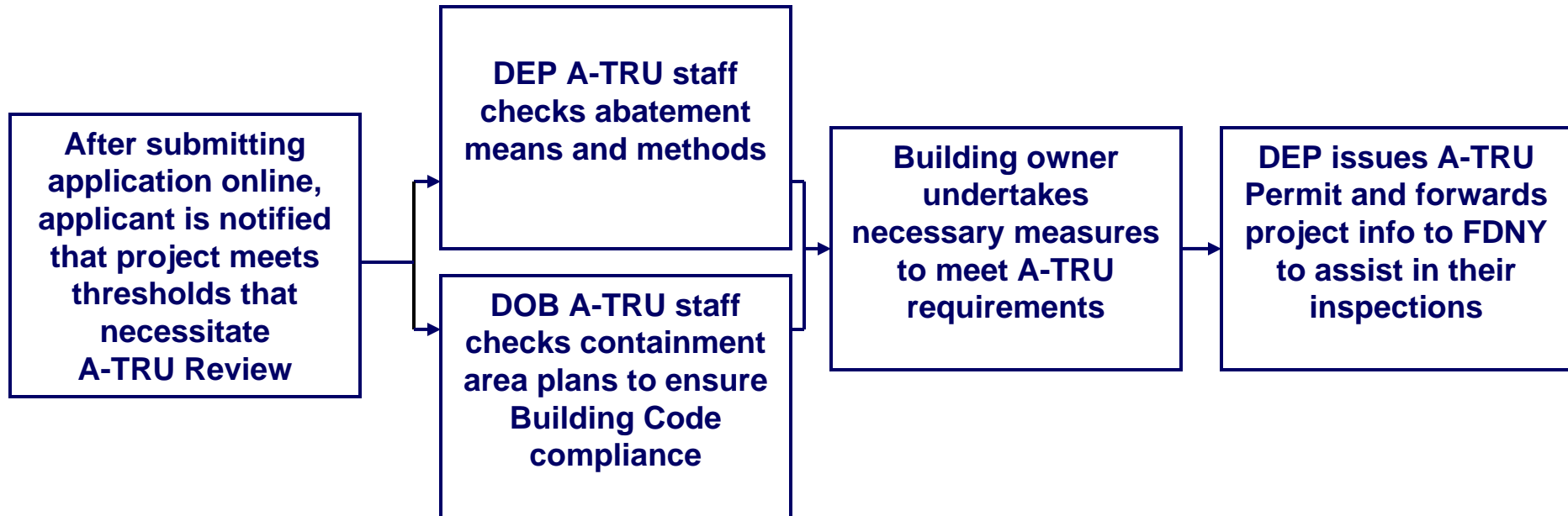
ATRU Permit Triggers:

<p>27A Obstruction of any fire escape leading to an exit stair or the exterior of the building</p> <p>27B Obstruction of any fire escape or access to that fire escape</p> <p>27C Obstruction within a fire-rated corridor leading to an exit door</p> <p>27D Removal of handrails in an exit stair</p> <p>27E Removal or dismantling of any fire alarm system component including any fire alarm-initiating device</p>	<p>27F Removal or dismantling of any exit sign or any component of the emergency lighting system</p> <p>27G Removal or dismantling of sprinkler system piping or sprinkler head or any sprinkler system component</p> <p>27H Removal or dismantling of any part of a standpipe system, including valves or fire pumps</p> <p>27I Removal of any non-load bearing / non-fire-rated wall (greater than 50% or 45 sq ft of a wall)</p> <p>27J Any plumbing work other than the repair or replacement of plumbing fixtures, piping or faucets</p>	<p>28A Removal of any fire-rated portions of a wall, ceiling, floor, door, corridor, portion, or structural element enclosure</p> <p>28B Removal of any fire dampers, smoke dampers, fire stopping materials, fire blocking or draft stopping within fire-rated assemblies or within concealed spaces</p> <p>28C Removal of fire-rated protection of structural elements (such as columns, beams & girders) - spray on fireproofing</p> <p>29 This work otherwise requires a permit from the Department of Buildings</p>
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Commissioner of Dept. of Environmental Protection: _____ (Signature)

A-TRU Review and Permit Process

Pending all rules and legislation, the A-TRU review and permit process will operate as follows



A-TRU Guidance Document

DEP—along with FDNY, DOB and Operations—is developing guidance on the abatement permit process that will help applicants understand the filing procedures. Guidance will be available in printed form and online.

locating asbestos and calculating how large an abatement project will be. Their findings will be instrumental in determining the scope of the project and the necessary regulations.

3. Submissions & Permitting

A. Using a Form ACP-6

- When an investigation conducted as part of a proposed renovation, if the asbestos investigator determines that the work area contains no asbestos or that ACM exists but totals less than 10 square feet or 25 linear feet, the project is considered "Not an Asbestos Project" and the owner must submit a Form ACP-6 certifying this to DOB. Once DOB receives the ACP-6, the building owner may proceed with the DOB permitting process.
 - Note that even small amounts of ACM must be properly removed, as such, notice of the ACP-6 filing is sent by DOB to DEP which audits the certifications made by the filing professionals.

B. Using a Form ACP-7

- If the asbestos investigator finds a larger amount of ACM, the job is considered an "Asbestos Project" and the owner must submit an "Asbestos Project Notification" (Form ACP-7) to the DEP. The renovation project may not commence until the abatement is complete.
- For inspections performed for reasons unrelated to renovations, repairs or modifications, the investigator will begin by submitting a Form ACP-7 to the Department of Environmental Protection (DEP) detailing the extent of the work.

C. A-TRU Review

- To prevent asbestos particles from being released into the air during abatement, the abatement work site must be completely sealed off. Some projects may require a building's electrical or plumbing systems to be shut down and the sprinkler heads or standpipe valves to be covered by plastic enclosures. Sealed off containment areas can block egress and evacuation routes and impede the ability of first responders to effectively conduct firefighting or other emergency operations.

A sealed off asbestos abatement work area

- To address the multiple areas of concern for public safety that arise during abatement, the DEP has created A-TRU. A-TRU is the Asbestos Technical Review Unit. It operates within DEP to ensure compliance with the rules and regulations of DEP, DOB and FDNY concerning asbestos abatement projects in NYC.
- A-TRU is jointly staffed by qualified DEP and DOB technical staff and is responsible for reviewing abatement plans for compliance with proper abatement means and methods as well as adherence to building and fire code requirements relative to public safety.
- Only certain abatement jobs are subject to A-TRU review. A-TRU review is required for asbestos abatement jobs that meet any one of the following criteria:
 - The abatement work will affect the means of egress in the building
 - The abatement work will affect the fire protection system in the building
 - The abatement project involves work that requires a DOB permit

The A-TRU review is intended to ensure that proposed abatement jobs of a certain scope are sufficiently monitored for compliance with DEP, DOB and FDNY rules and regulations concerning public safety. Technicians staff from DEP and DOB will be reviewing the proposed abatement plan for compliance with abatement means and methods (DEP) as well as building and fire code requirements for abatement work (DOB). When approved, a permit will be issued authorizing the work to commence.

NOTE: Abatement work that triggers one of the A-TRU criteria may NOT commence until an A-TRU permit has been issued.

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4. What to Expect From A-TRU Review

1. During A-TRU Review

- If the proposed abatement project will trigger one of the A-TRU criteria, the building owner must commission a Professional Engineer or Registered Architect to certify that the plans comply with DEP, DOB and FDNY codes, rules and regulations.
- The plans are submitted to A-TRU with a copy of the ACP-7.
- A-TRU staff will review the plans to ensure that the abatement plan conforms to the 2008 Building Code, the NYC Fire Code and all DEP regulations.
- After all codes and requirements have been met, A-TRU will issue an A-TRU permit to the building owner and abatement will commence.
- When the permit is issued, A-TRU will notify FDNY and the property will be added to its inspection protocol depending on the particulars of the job.

2. During Abatement

- The abatement contractor must conduct daily checks of the abatement area and log findings as appropriate. Conditions that require immediate correction include:
 - Blocked or compromised means of egress
 - The presence of flammable waste
- If an abatement project will affect the means of egress or the suppression systems, an FDNY certified fireguard must remain onsite during working hours to monitor:
 - Maintenance of fire suppression systems
 - Presence of portable fire extinguishers
 - Compliance with No Smoking Rule

5. Notification

- In collaboration with the FDNY, DEP will notify FDNY of all projects that were issued an A-TRU permit.
- In addition, FDNY will be notified of abatement jobs of a certain scope, whether subject to A-TRU review or not. General FDNY notice of abatement work will occur for abatement that occurs in a building that is:
 - 75 feet high or taller, and there is 7,500 square feet or more of asbestos on a single floor, or
 - 75 feet or taller and the area under containment consists of the entire floor, regardless of the square footage.

6. Inspections and Sign-off

- An A-TRU inspector will inspect the containment area at appropriate times during the work. The inspector may issue violations pursuant to the Building and Fire Code as warranted. For hazardous conditions, the inspector may issue a Stop Work Order.
- An Air Monitor certifies that the abatement has been completed and submits the certification to DEP.
- A Professional Engineer or Registered Architect must certify that the containment area has been restored to its original condition or has been altered per approved plans.

7. Safety Requirements

In the following cases, the owner can bypass the A-TRU permitting process if the ACP-7 is accompanied by a TR1 Form that lists the architect or engineer that will be performing the work and the Fire Department is notified:

- Removal of any component of a fire-rated enclosure of a structural element
- Removal of fire-stopping material at penetrations of a fire-rated wall or floor/ceiling assembly.
- Removal of fire dampers or smoke dampers where a duct penetrates a fire-rated wall or floor/ceiling assembly.
- Removal of spray-on fireproofing of structural elements such as columns, beams and joists.
- Removal of fire-stopping material at through-penetrations of fire-resistance rated construction.
- Removal of fire-blocking or draft-stopping within concealed spaces.

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Asbestos Abatement and DOB Submissions

All asbestos abatement work must be completed before a DOB permit can be issued

- Applicants can file with DOB before abatement is complete. However, DOB Permits will remain pending until the submission of a Project Completion Form.
- To get a DOB permit an applicant must submit:
 - **ASB4**: Form that shows building is exempt from asbestos investigation
 - **ACP5**: Form that shows building has only a minimal amount of asbestos that has already been abated
 - **Project Completion Form**: Form that proves abatement is finished
- Note: The ACP-7 Form, which details pending abatement work, will no longer be submitted to DOB

Oversight of Demolition Operations

Strengthened Full Demolition Permit Requirements

Proposed legislation will require full demolition job applications to be filed by a registered design professional and will expand demolition submittal requirements

CURRENT BC 3306.5

Demolition Equipment	Full Demolition	Partial Demolition
Mechanical Other than Hand-Held From Within	P.E.	P.E.
Mechanical Handheld From Within	No Docs Required	No Docs Required
Mechanical Hand-Held From Outside	No Docs Required	No Docs Required
Mechanical Other than Hand-Held From Outside	No Docs Required	P.E.
Non-Mechanical	No Docs Required	P.E. or R.A.



PROPOSED BC 3306.5 (changes in red)

Demolition Equipment	Full Demolition	Partial Demolition
Mechanical Other than Hand-Held From Within	P.E.	P.E.
Mechanical Handheld From Within	P.E. or R.A.	P.E. or R.A.
Mechanical Hand-Held From Outside	P.E. or R.A.	P.E. or R.A.
Mechanical Other than Hand-Held From Outside	P.E.	P.E.
Non – Mechanical	P.E. or R.A. <i>(unless exception 1 applies)</i>	P.E. or R.A.

Exception 1: Submittal documents are not required for:

- A) 1-2-3 family dwellings that are three stories or less; or
- B) buildings that are three stories or less and with a floor area of 5000 sq. ft or less per story

Standpipe, Sprinkler Safety Requirements

Legislation instituting the following standpipe requirements is currently drafted:

- Uniform color coding of standpipe and sprinkler systems lines
- Licensed Plumber or Fire-Suppression Contractor and permit required to cut and cap standpipes and sprinklers during demolition
- Standpipe alarm system for new buildings and vacant buildings undergoing demolition
- Heightened pressure testing requirements for standpipe and sprinkler systems



CDA Recommendations: 18, 19, 20, 21

Site Safety Requirements

- **No Smoking on Construction Sites**

- Pending legislation strengthens current protocols to prohibit smoking in construction sites, in furtherance of existing requirements for contractors to institute and maintain safety measures during construction and demolition

- **Site Safety Coordinator (SSC)**

- Recently published DOB rule require SSM or SSC to conduct daily and weekly checks of the standpipe and to record those inspections in the site safety log book

Simultaneous Abatement and Demolition

Proposed legislation will prohibit simultaneous abatement and full demolition or removal of stories in a building without DEP variance

- New legislation will apply to full demolition jobs and alterations for the removal of a story
 - >50 permits were issued for the removal of a story in the past year
- Simultaneous demolition and abatement is currently restricted under OPPN No. 9 of 1993 which prohibits issuance of full demolitions with ACP-7
- The DEP Variance requirement will include coordinated review and approval by DOB and FDNY
 - Standards for the DEP Variance will be developed
 - Coordinated approach to simultaneous demolition and abatement operations is underway at Yankee Stadium

Proposed Legislation

Improving Information-Sharing

- 1) Bill requiring DOB, FDNY, and DEP to implement a system to share relevant results of inspections of buildings that meet agreed-upon criteria

Oversight and Safety of Asbestos Abatement Process

- 2) Bill establishing (i) abatement permit requirement for certain sites; (ii) use of fire-retardant materials; (iii) enforcement of Fire Code provisions by DEP inspectors
- 3) Bill requiring DEP to promulgate guidance on egress
- 4) Bill prohibiting simultaneous abatement and demolition work without a variance reviewed and approved by DOB and FDNY

Enhancing Safety at Construction and Demolition Sites

- 5) Bill increasing permitting requirements for demolitions using hand-held mechanical devices and requiring that a registered design professional make submissions for demolition permits
- 6) Bills strengthening the citywide smoking ban at construction, demolition and abatement sites
- 7) Bill requiring additional site-safety coordinators at demolition and construction jobs that meet certain thresholds

Proposed Legislation, cont.

Strengthening Standpipe and Sprinkler Safety

- 8) Bill requiring uniform color-coding of standpipe and sprinkler system lines
- 9) Bill requiring a plumbing or fire-suppression license and permit to cut and cap standpipes or sprinklers during demolition, and establishing procedure for removal of a damaged or inoperable sprinkler system
- 10) Bill requiring the installation of a pressurized standpipe alarm system on new buildings and vacant buildings that are being demolished
- 11) Bill requiring pressure testing of new or altered sprinkler systems, and of new or altered standpipe systems every 75 feet
- 12) Bill requiring site safety managers to conduct daily checks of standpipe connections and a weekly tracing of standpipes at construction and demolition sites

Proposed Rule Revisions

FDNY

- Inspections at fire safety and construction sites

DOB

- Standpipe check, valve check, standpipe tracing requirement

DEP:

- Monitoring egress and safety conditions during abatement jobs
- Maintenance of sufficient egress during abatement work
- Negative air-pressure cut-off switch
- Smoking prohibition at abatement sites
- Maintenance of fire suppression systems during abatement
- Fire-extinguisher requirement
- Use of fire-retardant materials in asbestos abatement jobs
- Floor plan requirement
- Contractor requirement to post copy of any asbestos survey performed in the affected building
- Miscellaneous work-place preparation requirements addressing fire safety or egress
- Permit requirement
- Notice to DEP when abatement completed
- Simultaneous abatement and demolition