

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS  
DIRECTIVE NO. #1 OF 1979

DEPARTMENTAL MEMORANDUM

DATE: April 16, 1979

TO: Borough Superintendents

FROM: Irwin Fruchtman, P.E., Commissioner

SUBJECT: WALLS ADJACENT TO DEMOLITION SITES  
C26-1902.1, C26-1905.2

Demolition Applications of structures with adjoining or adjacent walls must be signed off as complete under the following conditions:

1. Where a building adjacent to a structure that is being demolished is legally occupied, those provisions of the Building Code in C-1902.0, and C26-1905.2 shall be applicable.

C26-1902.1

- (c) Adjoining walls - When any construction operation exposes or breaches an adjoining wall, the contractor shall maintain the structural integrity of such wall and maintain all required fire exits and passageways or provide substitutions meeting the requirements of this code. Portions of the wall exposed by construction operations shall be protected against the elements, and shall be restored or left permanently protected after completion of operations.
- (d) Weatherproof integrity of adjoining buildings - Where the weatherproof integrity of an adjoining building is impaired by construction operations, the flashing shall be restored, copings replaced, or other necessary measures taken to restore the weatherproof integrity of such adjoining buildings. See section C26-1905.2 (a) (3).

C26-1905.2

- (a) Adjoining walls -
  - (1). All beams in party walls shall be cut off close to the walls, stub ends removed without weakening existing masonry, and beam pockets cleaned of loose mortar. The owner of the demolished structure shall, at his own expense, bend over all wall anchors at the beam ends in the standing wall and shall brick up all open beam holes with sound brick and cement mortar.
  - (2). The stability and condition of the remaining walls shall be investigated and all necessary steps taken to protect same. Where the floor beams of the adjacent building bear on the party wall, the person causing the demolition to be made shall ascertain that such beams are anchored into the wall and, where such anchorage is lacking, shall provide anchorage or otherwise brace the standing wall.

Walls Adjacent to Demolition Sites - continued

C26-1905.2

Adjoining walls -

- (3). Roofing material of adjoining buildings shall be bent over and flashed. All door or other openings in party walls shall be sealed and weatherproofed. Cornices, where cut, shall be properly sealed. Parapets and any walls that have been disturbed shall be pointed up and made weathertight. All exposed furring, lath, and plaster on party walls shall be removed, and any loose wall material shall be firmly anchored or removed and replaced.
2. Where the building adjacent to a structure that is being demolished is vacant and an Unsafe Building Order has been filed, further work on such building is not required unless it is necessary to maintain its structural stability.
3. Where the building adjacent to a structure that has been demolished is partially occupied, an inspection shall be made in order to determine if any of the provisions of the Building Code listed in Paragraph 1 above, might be waived. The Chief Construction Inspector, acting under the guidelines established by the Borough Superintendent, may waive certain specific items of work and have the Demolition Application signed off as completed. (Suggested sample guidelines attached).
4. Where the adjacent occupied structure will have part or all of its interior exposed to the weather by the removal of the demolished wall, then the party causing the demolition of the Unsafe Building shall be responsible for maintaining the integrity of that part of the adjoining structure exposed by the demolition work.

Directive 11 of 1972, relative to treatment of stud walls, is still in effect.

  
Irwin Fruchtmann, P.E.  
Commissioner

IF:JJI:rnr  
Attachment

cc: Executive Staff  
Professional Societies  
Registered Architects  
Trade Associations  
Plumbing Associations  
Allied Building Inspectors' Union