

UPCOMING CHANGE

2014 NYC Construction Codes: Exemptions to Demolition Submittal Document Requirements

Beginning December 31, 2014, the following new exemptions will be in effect for demolition submittal documents.

Full Demolitions: 1-, 2- and 3-Family Homes

Demolition submittal documents will no longer be required for a full demolition, provided the demolition is limited to handheld devices (including handheld mechanical devices) of the above-grade portions of:

1. A detached 1-, 2-, or 3-family dwelling that is three stories or less in height;
2. Both halves of a semi-detached 1-, 2-, or 3-family dwelling that is three stories or less in height; or
3. A detached accessory structure (such as a detached garage) to a 1-, 2-, or 3-family dwelling (regardless whether the residential structure itself is detached from neighboring buildings, and regardless of if the residential structure is also being demolished).

Foundation Removals: 1-, 2- and 3-Family Homes

After a 1-, 2- or 3-family home has been demolished to grade, the foundation can be removed (using handheld devices or mechanical equipment) without demolition submittal documents if the mechanical equipment is not supported on any existing structure other than a slab on grade (slab supported by soil). *Requirements still apply relating to the protection of excavations and adjoining property, such as providing sheeting or shoring, underpinning adjoining property, backfilling, etc.*

Full Demolitions: Detached Buildings (Other Than 1-, 2- and 3-Family Homes)

Full demolitions of detached buildings will no longer require demolition submittal documents if:

1. The demolition is limited to handheld devices (including handheld mechanical devices);
2. The building is three stories or less in height; and
3. The building's floor area is less than 5,000 square feet per floor.

The use of this exception requires both the above grade and the foundation to be removed with handheld devices; **using an excavator or other non-handheld device to remove the foundation will trigger the need for demolition submittal documents.**

Partial Demolitions

Partial demolition operations limited to handheld devices (including handheld mechanical devices) performed during the course of a minor alteration or ordinary repair will no longer require demolition submittal documents.