

UPCOMING CHANGE

2014 NYC Construction Codes: Required Demolition Document Submittals

Effective December 31, 2014, document submittal requirements will be updated for all full- and partial-demolition projects.

Under the 2014 NYC Building Code §3306.5:

1. A New York State licensed engineer or New York State registered architect may develop the mechanical demolition submittal documents.
2. Submittal documents must show:
 - a. Plans, sections and details of the building or portion of the building to be demolished;
 - b. The extent and sequence of the demolition;
 - c. A listing and description of all mechanical demolition equipment to be used (other than handheld mechanical devices), including the equipment's weight;
 - d. The scope of work for which the mechanical demolition equipment will be used (other than handheld mechanical devices);
 - e. The positioning of mechanical demolition equipment on the structure (other than handheld mechanical devices);
 - f. Details showing compliance with the safeguards of 2014 NYC Building Code § 3306.9;
 - g. Bracing and shoring necessary to support the demolition operations and adjoining ground or structures, as needed, through all sequences of the demolition. If bracing and shoring is not required, the submittal documents must indicate so; and
 - h. Where mechanical demolition equipment (other than handheld mechanical devices) is to be used, calculations must show the adequacy of the structure and drawings must show bracing and shoring to support loads to be imposed. If more than one piece of mechanical demolition equipment is proposed to be used at the same time, the calculations must take into account the effect of the simultaneous loads imposed on the existing structure.
3. In lieu of showing bracing, shoring and calculation details on the submittal documents, as per (2)(g) and (h) above, provide bracing and shoring details and accompanying calculations on signed and sealed design drawings that need not be submitted but must kept on site for Department inspection, provided:
 - a. The work is limited to a partial demolition using mechanical demolition equipment (handheld or non-handheld);
 - b. The submittal documents indicate the required bracing and shoring; and
 - c. The allowance for separate bracing and shoring drawings is noted on the demolition submittal documents.
4. Where bracing and shoring are required to be installed on adjoining property, such bracing and shoring must also be shown on separate submittal documents, filed under the adjoining property address, as part of the application for adjoining property protection.
5. Mechanical equipment, such an excavator or loader, used exclusively to move material or debris outside of the structure – and which takes no part in the actual demolition of the structure – does not have to be shown on the demolition submittal documents.