

UPCOMING CHANGE

Pre-Demolition Inspection Requirements

Full demolitions performed pursuant to DM filings currently require a pre-demolition inspection by the Department prior to the issuance of a DM permit.

Effective immediately, pre-demolition inspections by the Department will no longer be required for the following structures:

- Fully detached, 1-story garages, accessory to private dwellings (one and two family dwellings)
- Fully detached, 1- and 2-story private dwellings (one and two family)

In lieu of the Department inspection, the contractor of record (for DM applications NOT requiring plan submission), the owner (for DM applications filed by the owner), or the professional applicant of record (for DM applications requiring plan submission) may perform the pre-demolition inspection and provide a signed and sealed (seal is required only when inspection is performed by the professional applicant of record) inspection report, along with a recent signed and sealed land survey and documentary photographs. The photographs must depict each exposure of the structure and its relation to adjoining property with sufficient clarity to establish the structure is indeed detached. Photos must be date and time stamped.

At a minimum, the pre-demolition inspection report must include the following:

- Filing address of structure
- Community board, block and lot numbers
- DM application number
- Date and time of inspection
- Number of stories of the structure
- Height of the structure
- Statement that the structure is vacant
- Statement that the structure is detached
- Statement that the DM filing is NOT a legalization of a demolition performed without a permit
- Signature of the person performing the inspection, and the seal of the professional (if inspection is performed by a licensed professional).

The entire pre-demolition inspection package, including the forms BEST-4 and B Form-2A, described above shall be submitted to the BEST Squad (280 Broadway, Manhattan, 5th Floor), where it will be reviewed by a supervisor, who will then enter the pre-demolition “pass” in Building Information System (BIS), **if all requirements of this notice have been met.**

The Department reserves the right to inspect if deemed necessary.

Bill de Blasio, Mayor
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