

The City of New York
HOUSING AND DEVELOPMENT ADMINISTRATION
Department of Buildings

DIRECTIVE NO. 15 OF 1971

To: Borough Superintendents

Date: September 22, 1971

From: Thomas V. Burke,
Director of Operations

Subject: Soil Inspections -
Sections C26-106.3, C26-120.5,
C26-1103.2 and C26-1112.5
Administrative Code.

1. This directive shall apply to all applications for construction of footings and foundations filed under the new Building Code (except where noted).
2. Section C26-1112.5 of the Administrative Code requires that soil material directly underlying footings, foundation piers, and foundation walls may be subject to controlled inspection and shall be inspected by an architect or engineer after excavation and immediately prior to construction of the footings. The section provides further that notification must be received by the Department of Buildings at least two working days prior to construction of the footing, pier or foundation walls, that the subgrade is ready for inspection unless the requirements of section C26-120.5 have been met.
3. Section C26-120.5 of the Administrative Code authorizes the Commissioner to permit work to proceed without any verifying inspection by the department, provided signed statements by architects or engineers and supporting inspection reports, as provided in section C26-106.3, have been filed with the department, and provided that the names and business addresses of such architects or engineers have been set forth in the work permit application or have been filed in writing with the department not later than 10 calendar days prior to the commencement of work thereunder.
4. Based on the above sections of law, construction of footings, piers, or foundation walls resting on satisfactory bearing materials, as prescribed in section C26-1103.2 of the Administrative Code, may proceed without any verifying inspection by this department, provided:
 - a. Soil investigation reports (borings or test pits) filed under the application indicate undisturbed satisfactory bearing materials, as stipulated in section C26-1103.2 Administrative Code.

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- b. Amendment Form 10F, designating the architect or engineer responsible for controlled inspection of the soil, is filed with the department not later than 10 days prior to the commencement of construction of the footings.
 - c. The architect or engineer so designated shall personally inspect the soil prior to construction of the footings, and he shall immediately prepare a report certifying that the soil conditions conform to those assumed for purposes of design and described on approved plans where the soil is found to be of such nature. One copy of the report shall be kept on the job site, and one copy shall be filed in the borough office on the same day that the inspection is made. The report shall bear the seal and signature of the architect or engineer who made the inspection.
5. If such inspection by the architect or engineer discloses that the soil conditions do not conform to those assumed for purposes of design and described on the plans, or are unsatisfactory due to disturbance, he shall immediately prepare a report so stating. A copy of such report and a copy of a report describing remedial measures must be filed, together with amended plans by the applicant of record, setting forth the necessary changes in design of the footings. Construction of the footings cannot proceed in this instance until the amended plans (which are to be expedited) are approved. Where the report does not cover the footings for the entire premises, then the report of the soil underlying the specific footings shall be given with sufficient information to identify the area inspected.
 6. When on routine inspection of the premises, the inspector finds that footings are about to be placed, and there has not been compliance with items a, b and c of paragraph four noted above (except insofar as filing the report with the department), he shall either require compliance, or, alternately, inspect the soil in accordance with past procedures.
 7. When on routine inspection of the premises, the inspector finds that footings have been placed on soil that he has not inspected, and items a, b and c of paragraph four noted above have not been complied with, an order is to be issued that work on footings and foundations shall be stopped and the Borough Superintendent is to require a complete report to be submitted by the

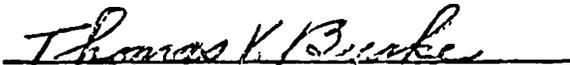
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contractor or applicant, and is to take such action as the circumstances warrant.

8. A memorandum dated August 15, 1966, regarding soil inspection procedure for one and two-family dwellings, without prior submission of test pits, is to continue in effect as an alternate procedure to this directive, provided there is compliance with section C26-1101.3 of the new Building Code during excavation.


Thomas V. Burke
Director of Operations

TVB/df

CC: Exec. Staff
Industry