

THE CITY OF NEW YORK  
**HOUSING AND DEVELOPMENT ADMINISTRATION**  
DEPARTMENT OF BUILDINGS  
DIRECTIVE NO. 10 OF 1973

DATE: November 7, 1973

**TO:** Borough Superintendents  
**FROM:** Commissioner Theodore Karayheuzoff, P.E.  
**SUBJECT:** USE OF MECHANICAL MEANS FOR DEMOLITION  
SECTION C26-1905.4 BUILDING CODE

This directive supersedes Directive No. 44 of 1957, on the same subject, and is revised to reflect the provisions of the new Building Code.

PROCEDURE

1. Use of mechanical means of demolition shall be in accordance with the provisions of Section C26-1905.4 of the Building Code. Note that in addition to other requirements, mechanical means may not be used for any building exceeding 40 feet or three stories in height.
2. Mechanical means of demolition may be permitted only upon issuance of a written special permit by the Borough Superintendent and in accordance with the provisions of subdivision (d) of Section C26-1905.4.
3. The Superintendent, upon issuance of a written special permit to use mechanical means of demolition, may impose such additional requirements as a condition of the permit as he may deem necessary or desirable.
4. A written request in duplicate shall be submitted to the Superintendent by the contractor in which the contractor shall show the number of the demolition application and shall make a statement that the use of mechanical means of demolition will comply with all of the applicable provisions of the Building Code and with all of the requirements of the Borough Superintendent. He shall also state that no person will be permitted in the safety zone of demolition while the mechanical means of demolition is in use. He shall accompany the request with the following information:
  - a. A plot plan drawn to scale, showing the dimensions of the lot and safety zone, the size, location and height

of the building to be demolished and all other structures on the lot and the distance from the structure to be demolished to the nearest buildings on adjoining lots and the distance from the lot to the building line of the nearest intersecting street. It shall be noted whether the structures are vacant or occupied. The widths of adjoining streets shall be indicated. The location of sidewalk sheds, fences and other protective equipment shall be shown.

- b. A statement of the construction classification of the building or buildings to be demolished.
  - c. A statement of the equipment to be used and the method to be employed to demolish the structure with such equipment.
  - d. Acceptable evidence that at least five days prior to issuance of a permit, written notice of intent to demolish has been given to the owners of all adjoining lots, buildings and service facilities which might be affected by the proposed demolition, as per Section C26-113.3 of the Building Code.
5. Upon receipt of a request to use mechanical demolition, the Superintendent shall determine whether the foregoing requirements have been fulfilled. He shall have inspection of the building made without delay to verify the statements made. The inspector shall report also as to whether demolition is in progress and as to whether mechanical demolition is being used. Where demolition is in progress without a permit or where mechanical means of demolition is being used without approval of the Borough Superintendent, a stop work order shall be issued immediately and, if necessary, the assistance of the Police Department shall be requested. The inspector shall state whether the sidewalk sheds, fences and other protective construction have been provided and shall note any conditions which would make use of mechanical means of demolition inadvisable.
  6. Upon receipt of the report of the inspector, the Borough Superintendent shall review the report and the request to use mechanical demolition and shall decide whether it is safe and desirable to permit such use.
  7. The Borough Superintendent, when he so decides, shall notify the applicant by letter that he may be granted a special permit for mechanical means of demolition and, in such case, the conditions of use shall be listed in the special permit. Where the Borough Superintendent decides that mechanical demolition is not to be permitted, he shall so notify the applicant in writing.

8. The contractor shall maintain upon the demolition site during demolition operations, a copy of the special permit granting permission to use mechanical means of demolition.
9. A copy of the request and permission or denial shall be filed with the demolition application.
10. The practice of inspectors making a preliminary report on a request for a demolition permit as to whether mechanical means of demolition may be used shall be discontinued. Directive No. 3 of 1971, which required reporting whether mechanical demolition would be permitted, on form No. 117B, is hereby rescinded.
11. This directive shall be effective immediately.

  
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Theodore Karagheuzoff, P.E.

Commissioner

TK/TVB/df

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