



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
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OPERATIONS
POLICY AND PROCEDURE NOTICE # 10/92

To: Distribution
From: Barry G. Cox
Date: 7 April 1992
Subject: Unsafe Building Demolitions/Seals

Purpose:

To clarify the criteria used to notify the Department of Housing Preservation and Development that an unsafe building must be demolished or sealed and explain the bid process the city may use when an emergency demolition is declared.

When the Buildings Department declares either an immediate emergency or an emergency on an unsafe building, it is effectively sanctioning the city to demolish or seal that structure. In the case of a privately owned building, the owner's consent is not required. A precept, therefore, is not required. And either declaration allows the city to use an expedited bid process to retain a contractor to perform the required work.

In effect, there is no procedural difference between an immediate emergency and an emergency in terms of taking the structure down or sealing it. Only the speed with which that is accomplished distinguishes the two declarations.

Effective: Immediately

Reference: Assistant Commissioner Cornelius Dennis' memo of January 31, 1980.

Borough Office

An Immediate Emergency demolition or seal will be declared on a building with life threatening structural damage and/or in imminent danger of collapse. The expectation is that work on the structure will begin by the day after the declaration.

An Emergency demolition or seal will be declared on a building with serious structural damage and/or a deteriorating condition requiring it to be demolished or sealed because a collapse or failure is expected in the very near future. The expectation is that work will begin within thirty (30) to sixty (60) days of the declaration.

All paperwork associated with either of these declarations must be forwarded to the Executive Chief Inspector's Office by close of business the day after such emergency is declared.

Priority A & B Demolitions are eliminated.

BGC:mh