

June 5, 2013



- Master Demolition Program**
- For city owned properties only

PHILADELPHIA CITY COUNCIL
SPECIAL INVESTIGATING
COMMITTEE

REPORT ON CITY DEMOLITION
PRACTICES & PROCEDURES



PHILADELPHIA CITY COUNCIL
SPECIAL INVESTIGATING COMMITTEE

Private Property Demo

- Neighborhood Transformation Initiative**
- Mayor John Street, 2001
 - 5000 abandoned & derelict structures razed
 - Used 66 different contractors
 - No significant injuries

	NTI	MDP	PPD
Business Privilege License	X		
Contractors Pre-certified- 5 year look back at:			
Demo experience	X		
Financial Responsibility	X		
Insurance	X		
Bonding	X		
Criminal and Civil Background Check	X		
Written Plans:			
Timeline, # of Workers, Subcontractors	X		
Site Specific Safety Plan	X		
Written Engineering Survey per OSHA 1926.850(a)	X		
On Site Safety Representative:			
OSHA 30 Hr Trained	X		
CR & First Aid Trained	X		
Specific Training in Safety & Loss Control Practices	X		
Hazardous Material Thresholds - Air Management Services	X		
Methods Prescribed for Demo Attached to Structures to Remain	X		
Hand Demo Only	X		
Horizontal Layer by Layer from Top to Bottom	X		
Variance Required Written Approval by LBI	X		
Prescribed Meetings			
Pre-construction	X		
Progress	X		
Random Weekly Inspections	X		

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Business Privilege License	X	X	
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Bonding	X	X	
Criminal and Civil Background Check	X	X	
Written Plans	X		
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On-Site Safety Representative	X		
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Methods Prescribed for Demo Attached to Structures to Remain	X		
Hand Demo Only	X	X	
Horizontal Layer by Layer from Top to Bottom	X	X	
Variance Requires Written Approval by L&I	X	X	
Prescribed Meetings	X		
Pre-construction	X		
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Phila. City Council passes tougher demolition rules

By Bob Wiener and Troy Gantman, Inquirer Staff Writers
 POSTED: FEBRUARY 09, 2014

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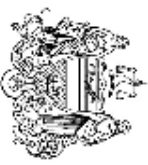
Mayor Nutter Signs Legislation Making Changes to Demolition and Construction Procedures

Posted on February 20, 2014 by City of Philadelphia

February 20, 2014 – Mayor Michael A. Nutter signed four Bills, which enact changes to the Department of Licenses and Inspections’ (L&I) regulation of construction and demolition

- June 7, 2013, 2 days after the Salvation Army collapse, Mayor Nutter issues *Executive Order No. 4-13* suspending the mandatory 30-day public notice period for promulgating rules.
- June 12, 2013, L&I released *Code Bulletin B-1302*, Demolition Standards and Activity Controls

City of Philadelphia



AN ORDINANCE

#1(Bill No. 130685) #2(Bill No. 130691-A)
 #3(Bill No. 130689-A) #4(Bill No. 130847-A)
 130688-AA on Mayor’s Desk

#1 Bill No. 130685

- Asbestos permits shared with Fire Department
- Fines raised for Asbestos, Failure to Comply
1st offence, \$500-\$1,000 (from \$150-\$300)
Repeat Violation, \$2,000 (from \$300)
- Effective immediately

#2 Bill No. 130691-A

- Documents required:**
- Site Plan** including:
- property lines
 - adjacent walkways, streets, easements
 - buildings to be demoed, to remain,
(height, stories, construction type)
 - utilities
 - extent of demolition
 - planned pedestrian protections

#1 Bill No. 130685

- Establishes Special Inspection Agencies that will assist L&I in assessing Approved Construction Documents, materials, and work
- Primary Inspector – PE and 1 year experience
- Supplemental Inspector – under supervision of Primary Inspector, OSHA 30 Hr., 3 years experience
- Effective within 18 months of enactment

#2 Bill No. 130691-A

- Documents required:**
- Demolition Schedule** including:
- start date
 - milestones
 - daily start & stop times
 - confirmation that work will not begin before safety measures are in place and inspected

#2 Bill No. 130691-A

- Documents required:**
- Site Safety Plan** by a competent person including:
- type & condition of structure
 - structural condition of adjoining properties
 - means & methods to protect adjoining prop
 - method of demolition
 - details on potential hazards
 - underground utility confirmation number
 - safety exposures & environmental issues

#2 Bill No. 130691-A

- Inspections required:**
- Initial Inspection** - review of documents, utility disconnects, pedestrian protection
 - Floor Inspection** – verify safety measures & methods, required for each floor
 - Close-in Inspection** – verify adjacent foundations are treated before backfill
 - Pre-final Inspection** – verify all improper fill removed
 - Final Inspection** – verify proper grading

#2 Bill No. 130691-A

Special Inspections required:

- Underpinning
- Buildings in excess of 3 stories or 40'
- Use of mechanical demolition when recommended by a licensed structural engineer
- Use of mechanical equipment within a building for demolition or debris removal

#2 Bill No. 130691-A

Protection of Adjoining Properties

Masonry Buildings

- all walls down before a floor is removed
- walls dropped on floors shall not exceed their safe capacity
- wall sections > 12' or one story shall be laterally braced with design by a PE

#2 Bill No. 130691-A

Protection of Adjoining Properties

Safety Zone – minimum of ½ height of structure

- mechanical equipment not to be used when an occupied building is within safety zone
- mechanical equipment not to be used when structure being demoed is physically connected to a structure to remain (exception for recommendation by professional structural engineer, Special Inspections required).

#2 Bill No. 130691-A

Protection of Adjoining Properties (AP)

Duty – AP must be kept whole

Notification – AP notified 10 day prior to start of work

License to Enter AP – contractor must get permission from owner, if owner refuses, owner becomes responsible for keeping his structure whole

#2 Bill No. 130691-A

Protection of Adjoining Properties

Demolition Sequence

- no elements shall be left in a condition that they may collapse by wind, vibration or any cause
- demolish floor by floor, column length by column length, tier by tier

#2 Bill No. 130691-A

Protection of Adjoining Properties (AP)

Preconstruction Survey

- foundations, may require support, underpinning, damp-profing
- party walls, may require support, strengthening, sealing
- roofs, where adjacent demo is ≥ 4', protect with 2" foam, 2" wood plank, plywood, all (FR)

#2 Bill No. 130691-A

Effective Immediately

#4 Bill No. 130847-A

Intergovernmental Cooperation

- Fire Dept (PFD) can issue Stop Work order at a construction or demolition site if Fire Code or any immediate danger to life or property issue
- PFD shall receive a copy of all demo permits
- PFD shall receive a copy of all asbestos per.
- PFD shall have direct electronic access to the Revenue Dept. db r.e. taxpayer compliance
- PDF will assist in handling construction & demo complaints

#3 Bill No. 130698-A

Code Official Training

- all to have OSHA 30 HR within past 5 years
- 20% to have OSHA 500, and to offer to public, annually, free OSHA 10 & OSHA 30 training
- all to have annual 3 hr of CE

#4 Bill No. 130847-A

Worker Training Requirements

- all workers at a construction or demolition site, regardless of their position, shall be OSHA 10 trained and carry a card issued by the city containing: name, recent photograph, issue date, expiration date, level of training completed
- independent contractors must be OSHA 30 trained within the last 5 years
- Site Safety Manager with OSHA 30 must be present on the construction or demolition of a Major Building (> 3 stories or 40' or 10,000 sq ft)

Code Official Qualifications

- ensure applicants have requisite background
- revise job descriptions & CE requirements
- ensure enough officials to comply w Code

#3 Bill No. 130698-A

Notification of Worker Safety Issues

- The code official shall be responsible for notifying OSHA whenever any worker safety hazard is observed during the course of an inspection or site visit.

- Effective in 18 months

#4 Bill No. 130847-A

Signage for Major Buildings

- 3/4" plywood or metal, 1.5" black letters on white background
- rendering, or elevation drawing
- title line stating "Work in Progress"
- Building Code Occupancy Classification(s)
- anticipated completion date
- name, address and phone # of owner
- website, phone # of developer
- name, phone # of contractor

#4 Bill NO. 130847-A

Signage for Major Buildings

-statement in English & Spanish

"TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT THIS WORK SITE, CALL 311 OR 911"

-copy of primary project permit laminated or printed directly onto the sign with text

"To see other permits issued on this property, call 311 or visit www.phila.gov/311"

- Effective in 18 months

#5 Bill NO. 130688-AA

NOW ON THE MAYOR'S DESK

(c) Demolition Supervisor: A competent person employed by the Demolition Contractor and designated to develop site safety plans. The demolition supervisor may not be concurrently employed by another licensed Demolition Contractor;

(e) Site Safety Manager: A competent person employed by a licensed Demolition Contractor with training in the past five years in a course of training certified by the Department to provide significant public safety benefit, appropriate to the position, which may include OSHA 30 training, whose primary responsibility is to ensure safe practices on demolition sites and compliance with the site safety plan. The site safety manager may not be concurrently employed by another licensed Demolition Contractor;

#5 Bill NO. 130688-AA
NOW ON THE MAYOR'S DESK

(.4) identifies at least one site safety manager employed by the company who will supervise demolition projects for the Demolition Contractor;

(.5) identifies of at least one demolition supervisor employed by the company with evidence of successful completion of an examination related to demolition as determined by the Department.

(.6) the site safety manager and demolition supervisor may be the same person.

- To be Effective Immediately