



NEW YORK CITY ADMINISTRATIVE & BUILDING CODES SITE SAFETY PLAN REQUIREMENTS

presented by
ERIK JOSTOCK, R.A.

COPYRIGHT

This presentation is protected by United States and International Copyright laws. Reproduction, distribution, display and use of the presentation without written permission of the speaker is prohibited.

© 2023 *New York City Department of Buildings*

DISCLAIMER

The information in this document is only a summary and overview and is not intended to substitute for the full text and meaning of any law, rule or regulation. The City disclaims any liability for errors that may be contained in this document and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this document and/or the information contained herein. The City reserves the right to take action at variance with this document. This document shall not be construed to create a substantive or procedural right or benefit enforceable by any person. The information contained in this document is current only as of the publication date of this document.

© 2023 *New York City Department of Buildings*

PRESENTATION DESCRIPTION

This presentation is an overview of Site Safety Plan (SSP) requirements of the NYC Administrative and Building codes. A review of these provisions will highlight the various scopes of work that require a SSP, when such SSP is subject to Department review and approval, and critical information that must be provided.

A low-angle photograph of a construction site featuring several tall buildings under construction. The buildings are partially covered in orange safety netting and scaffolding. Multiple white tower cranes are positioned around the site against a blue sky with light clouds. The text 'SITE SAFETY OVERVIEW' is overlaid in the center in a bold, dark blue font.

SITE SAFETY OVERVIEW

WHAT IS SITE SAFETY

Procedures, rules, and regulations that manage and mitigate hazards at a construction, alteration, or demolition site in order to protect the public, property, and workers from operations and conditions at the site.

Site safety is governed by:

DOB's Role

- Protect **public** and **property**

OSHA's Role

- Protect **workers**

WHAT IS SITE SAFETY

CHAPTER 33

SAFEGUARDS DURING CONSTRUCTION OR DEMOLITION

SECTION BC 3301

GENERAL

3301.1 Scope. The provisions of this chapter shall govern the conduct of all construction or demolition operations with regard to the safety of the public and property. For regulations relating to the safety of persons employed in construction or demolition operations, OSHA standards shall apply.

HOW DOB GOVERNS SITE SAFETY

1. Site Safety Plan
2. Site Safety Monitoring Program

A low-angle photograph of a construction site featuring several tall buildings under construction. The buildings are partially covered in orange safety netting and yellow protective sheeting. Multiple white tower cranes are positioned around the site against a blue sky with light clouds. The overall scene conveys a sense of active urban development.

SITE SAFETY PLAN

SITE SAFETY PLAN

BC 3301.13.2 Definitions. For the purposes of this section, the following terms shall have the following meanings:

Approved documents. For the purpose of this section, approved documents include construction documents as defined by this code, and any and all documents that set forth the location and entire nature and extent of the work proposed with sufficient clarity and detail to show that the proposed work conforms to the provisions of this code and other applicable laws and rules. In addition to construction documents, such documents include, but are not limited to, site safety plans, tenant or occupant protection plans, shop drawings, specifications, manufacturer's instructions and standards that have been accepted by the design professional of record or such other design professional retained by the owner for this purpose.

SITE SAFETY PLAN

ARTICLE 110 SITE SAFETY PLAN

§28-110.1 Site safety plan. Where a site safety plan is required by chapter 33 of the New York city building code, such plan shall include the following, as applicable:

A low-angle photograph of a construction site featuring several tall buildings under construction. The buildings are partially covered in yellow safety netting and scaffolding. Multiple white tower cranes are visible against a blue sky with light clouds. The overall scene is bright and active.

SITE SAFETY MONITORING PROGRAM

SITE SAFETY MONITORING PROGRAM

3310.4 Site safety monitoring program.

For a project that requires a site safety plan, the general contractor shall enact and maintain a site safety monitoring program to implement such site safety plan. The site safety monitoring program shall, at a minimum, comply with Sections 3310.5 through 3310.10.

SITE SAFETY MONITORING PROGRAM

3310.5 Site safety manager or coordinator to be designated.

A primary site safety manager shall be designated by the owner, agent, construction manager, or general contractor. Where more than one site safety manager is to serve at the site, all such entities shall agree to designate one such site safety manager as the primary site safety manager, or where there is only one site safety manager, such manager shall automatically be designated as the primary site safety manager. The primary site safety manager shall carry out all duties and responsibilities assigned to the site safety manager or coordinator by this chapter and rules promulgated by the commissioner, and shall be certified by the department in accordance with Article 402 of Chapter 4 of Title 28 of the Administrative Code.

SITE SAFETY MONITORING PROGRAM

3310.8 Site safety manager's and coordinator's duties.

The site safety manager or coordinator shall monitor compliance with the site safety plan, the tenant or occupant protection plan, and the requirements of this chapter and any rules promulgated thereunder by performing the duties required by Sections 3310.8.1 through 3310.8.5 and by performing all other safety duties assigned by the owner or general contractor to meet legal requirements.

Compliance with the Site Safety Plan

- Meetings
- Inspections
- Notification

SITE SAFETY MONITORING PROGRAM

§28-101.5 Definitions

Superintendent of Construction (Construction Superintendent)

An individual, when authorized pursuant to department rules as qualified to superintend permitted construction work on behalf of the owner.

- **Site Safety Manager (SSM)**
- **Site Safety Coordinator (SSC)**

A low-angle photograph of several skyscrapers under construction against a blue sky with light clouds. The buildings are covered in orange safety netting and scaffolding. Several white tower cranes are positioned around the structures. The text 'WHEN IS SSP REQUIRED?' is overlaid in the center in a bold, dark blue font.

WHEN IS SSP REQUIRED?

CONSTRUCTION SUPER JOBS

3301.13.1 Site safety plan.

For jobs that require the designation of a primary construction superintendent pursuant to Section 3301.13.3, a site safety plan that meets the applicable requirements of Article 110 of Chapter 1 of Title 28 of the Administrative Code shall be kept on site and made available to the department upon request. Prior to the commencement of work, the permit holder must submit a statement to the department attesting that the site safety plan meets the requirements of Article 110 of Chapter 1 of Title 28 of the Administrative Code and coordinates with the scope of work intended.

CONSTRUCTION SUPER JOBS

3301.13.3 Designation of primary construction superintendent.

The permit holder shall designate a primary construction superintendent who shall carry out all duties and responsibilities assigned to the construction superintendent by this chapter and rules promulgated by the commissioner, and notify the department of such designation, prior to the commencement of work, for the following types of jobs:

1. The construction of a new building;
2. The full demolition of an existing building;

CONSTRUCTION SUPER JOBS

3. An alteration to an existing building that involves one or more of the following:
 - 3.1 A vertical enlargement;
 - 3.2 A horizontal enlargement;
 - 3.3 The alteration or demolition of more than 50 percent of the gross floor area of the building during the course of work over any 12-month period;
 - 3.4 The removal of one or more floors during the course of work over any 12-month period;
 - 3.5 Work that requires a special inspection for underpinning; or
 - 3.6 Work that requires a special inspection for the protection of sides of excavations; or

CONSTRUCTION SUPER JOBS

4. Other jobs that pose an enhanced risk to the public and property, as determined by the commissioner.

Exception: A construction superintendent is not required for work that solely involves a 1-, 2-, or 3-family building, or an accessory use to such building, provided the permit holder for such work is registered as a general contractor in accordance with Article 418 of Chapter 4 of Title 28 of the Administrative Code.

MAJOR BUILDINGS

BC 202 Definitions

Major Building

An existing or proposed building 10 or more stories or 125 feet (38 100 mm) or more in height, or an existing or proposed building with a building footprint of 100,000 square feet (30 480 m²) or more regardless of height, or an existing or proposed building so designated by the commissioner due to unique hazards associated with the construction or demolition of the structure.

MAJOR BUILDINGS

3310.1 Scope. This section shall apply to:

1. The construction of a new major building;
2. The vertical or horizontal enlargement of a major building;
3. The full or partial demolition of a major building;
4. The alteration, maintenance, or repair of a façade of a major building, provided the building is more than 14 stories or 200 feet (60 960 mm) in height, whichever is less, and also provided the façade work requires a sidewalk shed to be installed; and
5. Any construction or demolition work, including the alteration, maintenance, or repair of a façade, in a building so designated by the commissioner.

MAJOR BUILDINGS

3310.3 Site safety plan.

No permit shall be issued for the type of work listed in Section 3310.1 until a site safety plan that meets the requirements of Article 110 of Chapter 1 of Title 28 of the Administrative Code has been approved by the department.

MAJOR BUILDINGS

Article 105: Permits

§28-105.12.8 Site safety plan.

Where a site safety plan is required by this code or by the department, all work shall adhere to the site safety plan. Site safety plans shall require approval of the department where specified in this code or the New York city building code.

A low-angle photograph of a construction site featuring several tall buildings under construction. The buildings are partially covered in orange safety netting and yellow scaffolding. Multiple white tower cranes are positioned around the structures against a blue sky with light clouds. The text 'SSP REQUIRED CONTENT' is overlaid in the center in a bold, dark blue font.

SSP REQUIRED CONTENT

DEPARTMENT MEMO 1983



DEPARTMENT OF BUILDINGS
EXECUTIVE OFFICES
120 WALL STREET, NEW YORK, N.Y. 10005
ROBERT ESNARD, R.A. Commissioner

CAROL FELSTEIN
Deputy Commissioner

Date: September 9, 1983
To: Borough Superintendents
From: Carol Felstein
Re: Check List for Site Safety Program Required by Rules
Relating to the Filing of Site Safety Programs and
the Designation of Site Safety Coordinators

As you know, a site safety program is required to be filed in the borough office for the construction of a major building or the alteration of the facade of a major building when the alteration requires a sidewalk shed by Section C26-1901.5 of the Building Code. A major building is either 15 or more stories, 200 feet or more in height, or 100,000 square feet or more of lot coverage regardless of height. Such program shall include the following:

1. The designation of a site safety coordinator by the owner.
2. The credentials of the site safety coordinator:

He must be a New York State Professional Engineer or Registered Architect, or a person with appropriate experience, including 10 years of construction experience with at least five years of supervising large-scale construction work.

3. A list of the responsibilities of the site safety coordinator which shall include at least the following:

- a) Sidewalk shed permits are secured in a timely manner as required by Section C26-1901.5(a)(1).
- b) Approved sidewalk shed drawings are at the job site as required by Section C26-1900.9.
- c) Sidewalk sheds are erected in accordance with approved drawings.
- d) Sidewalk sheds are not removed until the structure is enclosed, all exterior work completed, the sash is glazed above the second story, the exterior of

1949

- 2 -

the facade is cleaned down, all outside handling of material, equipment and machinery is completed and dismantling of a material hoist or tower or climber crane or the use of a derrick in their removal above the second story is completed.

- e) All cranes, derricks and cableways have valid certificates of approval, operation and on-site inspection as required by Section C26-1909.4 of the Building Code.
 - f) Have prior knowledge of all crane and derrick operations; to ascertain that there is communication among all responsible parties during all such activities, including those in which crane and derrick loads are carried beyond the perimeter of the building and when tower or climber cranes are being dismantled or erected.
 - g) Provide for flagmen for stopping vehicular and pedestrian traffic when crane or derrick loads are carried beyond the perimeter of the building and for use of a hot-line to telephone the Department of Buildings and the Department of Transportation when it is necessary to close a street for safety purposes.
 - h) Obtain required permits from the Department of Transportation for any street obstructions or closings.
 - i) Be present at those times required by regulation.
4. A signed statement by the site safety coordinator indicating that he is familiar with the safety requirements of Article 19 of Title C of the Building Code, and that he will monitor compliance with such safety requirements.
 5. A description by the site safety director of how he will accomplish the requirements listed in Item #3, including staff members participating in the program and proposals for periodic inspection.
 6. A plan of the site showing:
 - a) Surrounding buildings, including their occupancy and height.
 - b) Public rights of way.
 - c) Sidewalk and roadway widths.
 - d) Relevant traffic information.
 - e) Material hoists.
 - f) Loading areas.

1950

- 3 -

7. Indication that a hot-line number has been provided to telephone the Department of Buildings and the Department of Transportation when it is necessary to close streets for safety purposes.
8. Indication that a log will be at the site available to a Department inspector indicating job meetings, periodic inspections and other activities relevant to the site safety program.
9. A description of any subcontractor or joint labor-management site safety programs which are in force.
10. Provision for coordinator's presence at required times.
11. A fire evacuation plan

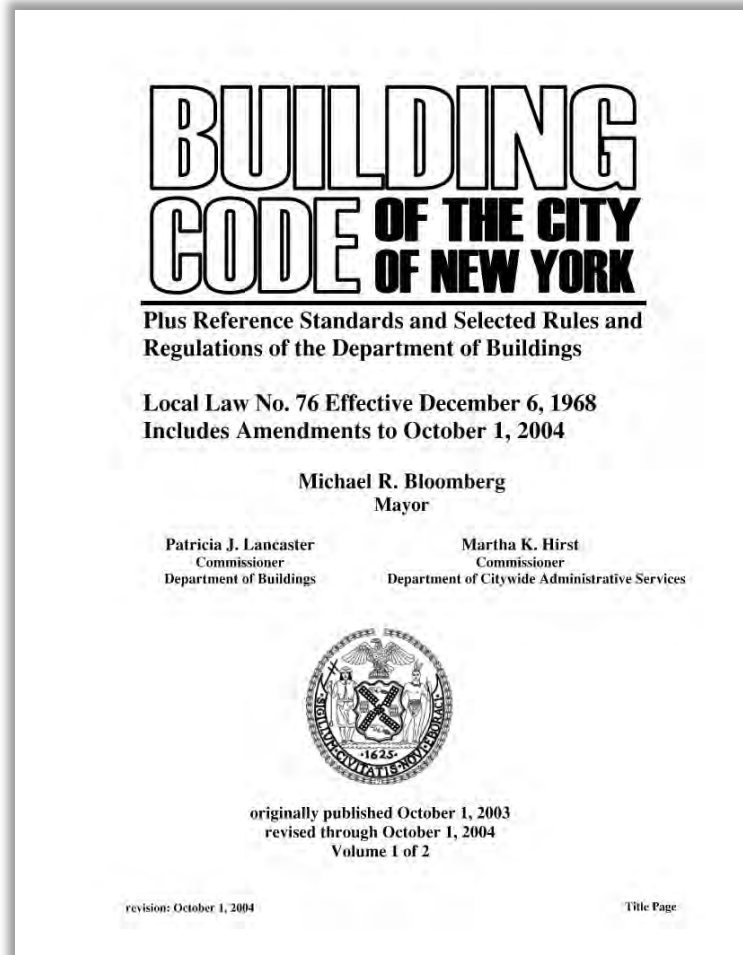
1951

DEPARTMENT MEMO 1983

Check List for Site Safety Program Required by Rules Relating to the Filing of Site Safety Programs and the Designation of Site Safety Coordinators (!)

6. A plan of the site showing:
 - a) Surrounding buildings, including their occupancy and height.
 - b) Public rights of way.
 - c) Sidewalk and roadway widths.
 - d) Relevant traffic information.
 - e) Material hoists.
 - f) Loading areas.

1968 CODE



The Department of Buildings Manual for Site Safety Programs May, 1988

A. Purpose.

This "Manual" outlines the requirements of the site safety programs submitted to the Department of Buildings pursuant to Local Law 45 of 1983, Local Law 61 of 1987 and the rules and regulations relating to the filing of site safety programs, dated September 23, 1986, as set forth in Subchapter 19 of Chapter 1 of Title 27 of the Administrative (Building) Code. The requirements include a schedule of specific duties and responsibilities for the site safety manager and other items that are to be set forth in a site safety program. They are not intended, however, to supersede any requirements of the Building Code, or rules and regulations promulgated by the Buildings Department or any other city, state or federal agency, pertaining to site safety and other construction activity.

1968 CODE

J. General notes for site safety plan.

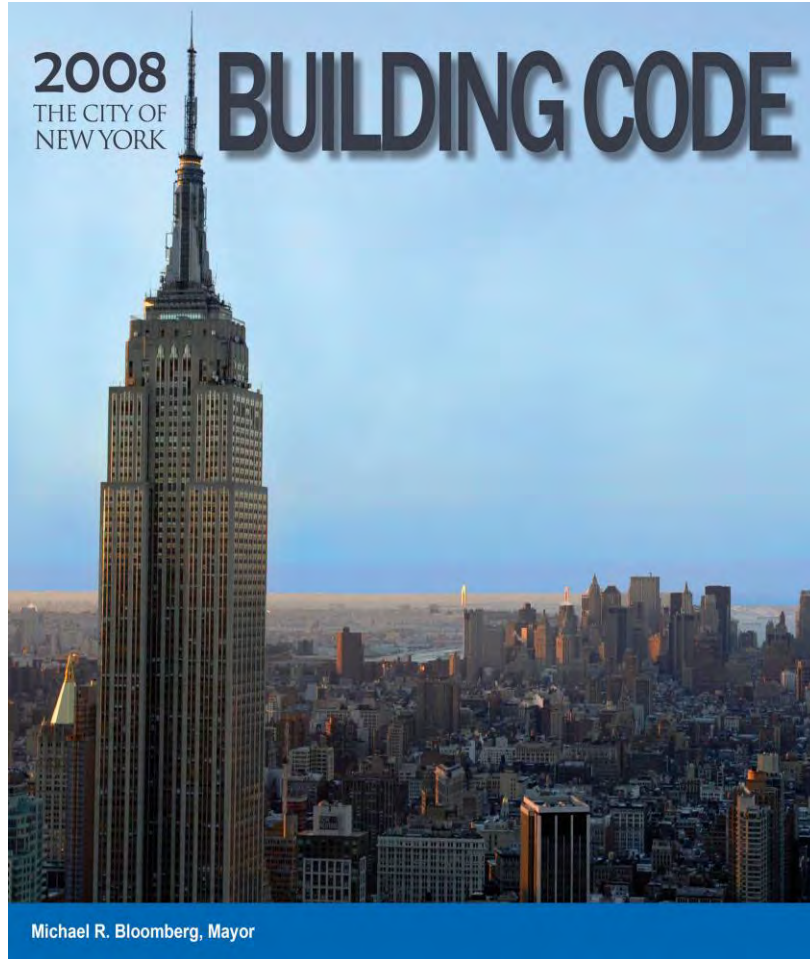
Site Safety plans at a minimum shall include the following:

1. Location of all construction fences around job site;
2. Location of all gates in fences;
3. Location of guard rail around excavation during excavation, when required; *[sic]*
4. Horizontal and vertical netting program, including details of the initial installation, schedule of horizontal jumps and vertical installations, and designated crane and derrick lifting areas where horizontal netting is omitted;
5. Location of sidewalk sheds;¹
6. Location of temporary walkways;¹
7. Location of foot bridges and motor vehicle ramps;¹
8. Protection of side of excavation, when required;¹
9. Location of street and sidewalk closing(s);¹
10. Approximate location of material and personnel hoist(s) and loading areas;¹

11. Approximate location of all crane and derrick loading areas;¹
12. Location of surrounding buildings, indicating occupancy, noncombustible enclosure having a fire-resistance height and type of roof protection, when required;
13. Location of standpipe system and siamese hose connections;
14. Location of temporary elevators for Fire Department use when building is above 75 feet in height;
15. Location of all exterior contractors' sheds;
16. Safety netting and scaffolding when required by §27-1022 of the Administrative Code;
17. Sidewalk and roadway widths and all traffic information and all exits from job site;
18. Specific case reconsiderations in relation to requiring safety netting during construction operations are to be attached and the revised site safety plan shall be approved.
 1. Indicate appropriate Department of Buildings application numbers and/or Department of Transportation permit numbers and expiration dates.

NOTE: Location of cranes-derricks and hoists, etc. may be entered on site plan as indicated on the Department of Buildings application and number by the Site Safety Manager and signed by the inspector when checked against the Department of Buildings application number during inspection.

2008 CODE



pancy group; construction classification; occupancy load and department of buildings job number;

2. All floors, exits, doors, corridors, and partitions serving as fire barriers, fire partitions, fire walls; locations and ratings of required enclosures and fire areas; stairs with pressurization; roof access; exit discharges; and locations of any required frontage space; and
3. In narrative form, a description of safety systems and features, including:
 - 3.1. Communications systems.
 - 3.2. Alarm systems.
 - 3.3. Smoke and carbon monoxide detection equipment.
 - 3.4. Location of fire command station.
 - 3.5. Elevator recall.
 - 3.6. Emergency lighting and power.
 - 3.7. Standpipes.
 - 3.8. Sprinklers.
 - 3.9. Emergency power systems.
 - 3.10. Mechanical ventilation and air conditioning.
 - 3.11. Smoke control systems and equipment.
 - 3.12. Furnishings types and materials.
 - 3.13. Places of assembly.
 - 3.14. Fire department access.
 - 3.15. Photoluminescent pathway markings.
 - 3.16. Other safety related systems, required and voluntary, to be installed.

ARTICLE 110 SITE SAFETY PLAN

§28-110.1 Site safety plan. Where a site safety plan is required by chapter 33 of the New York city building code, such plan shall include the following:

1. Location of all construction fences around work site;
2. Location of all gates in construction fences;
3. Location of standard guardrails around excavations, when required;
4. Horizontal and vertical netting program, including details of the initial installation, schedule of horizontal jumps and vertical installations, and designated crane and derrick lifting areas where horizontal netting is omitted. The program shall include as an attachment any department approval obtained regarding required safety netting during construction or demolition operations; the revised site safety plan shall be approved;
5. Location of all sidewalk sheds, including appropriate department application numbers and department of transportation permit numbers and expiration dates;

ADMINISTRATION

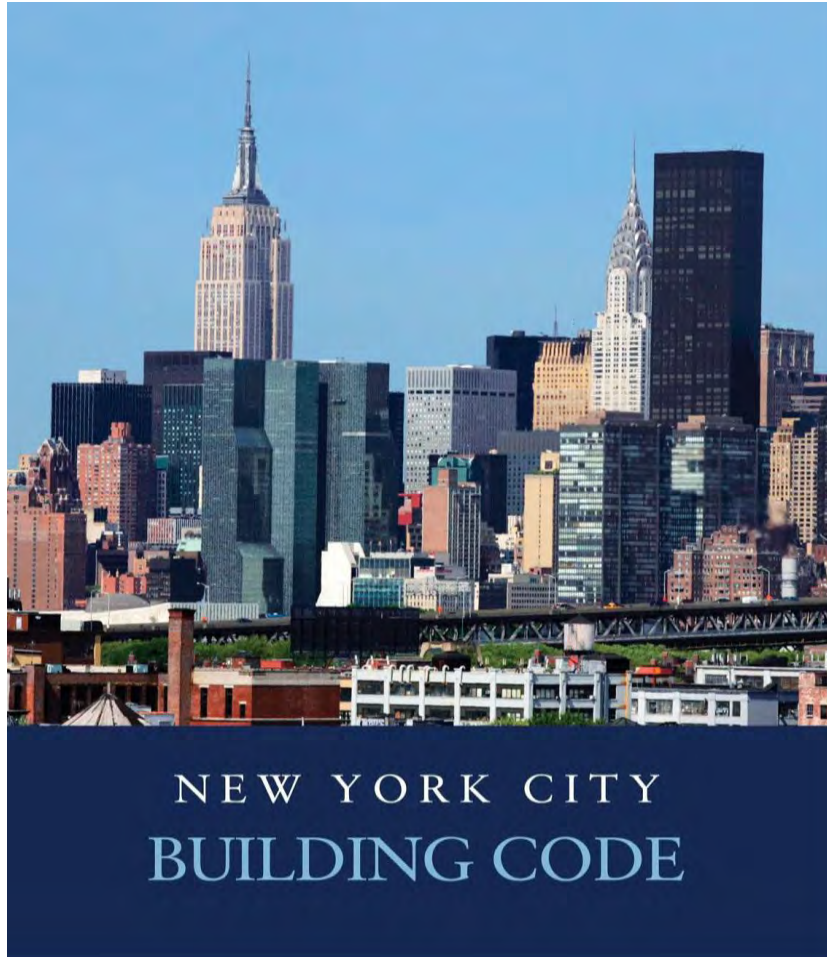
6. Location of all temporary walkways, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
7. Location of foot bridges and motor vehicle ramps, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
8. Protection of side of excavation, when required, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
9. Location of all street and sidewalk closing(s), including appropriate department application numbers and department of transportation permit numbers and expiration dates;
10. Approximate location of material and personnel hoist(s) and loading areas, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
11. Approximate location of all crane and derrick loading areas;
12. Location of all surrounding buildings, indicating occupancy, height and type of any required roof protection;
13. Location of all standpipe system and siamese hose connections;
14. Location of all temporary elevators for fire department use when building is above 75 feet (22 860 mm) in height;
15. Location of all exterior contractors' sheds;
16. All required safety netting and scaffolding;
17. Widths of all sidewalks and roadways; all traffic information; all exits from job site;
18. A copy of the proposed site safety manager or site safety coordinator's certificate, as applicable, including the certificate for any alternate site safety manager or site safety coordinator; and
19. Such features requiring special sequencing in order to maintain safe conditions with a written description of those sequences.

§28-110.2 Phased site safety plans. Multiple layouts of the site safety features enumerated in section 28-110.1 may be submitted at any time during construction operations to show phased site safety designs consistent with the phase of anticipated work.

ARTICLE 111 TEMPORARY STRUCTURES AND USES

§28-111.1 General. The commissioner is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service or use, but shall not be

2014 CODE



- 3.11. Smoke control systems and equipment.
- 3.12. Furnishings types and materials.
- 3.13. Places of assembly.
- 3.14. Fire department access.
- 3.15. Photoluminescent pathway markings.
- 3.16. Other safety related systems, required and voluntary, to be installed.

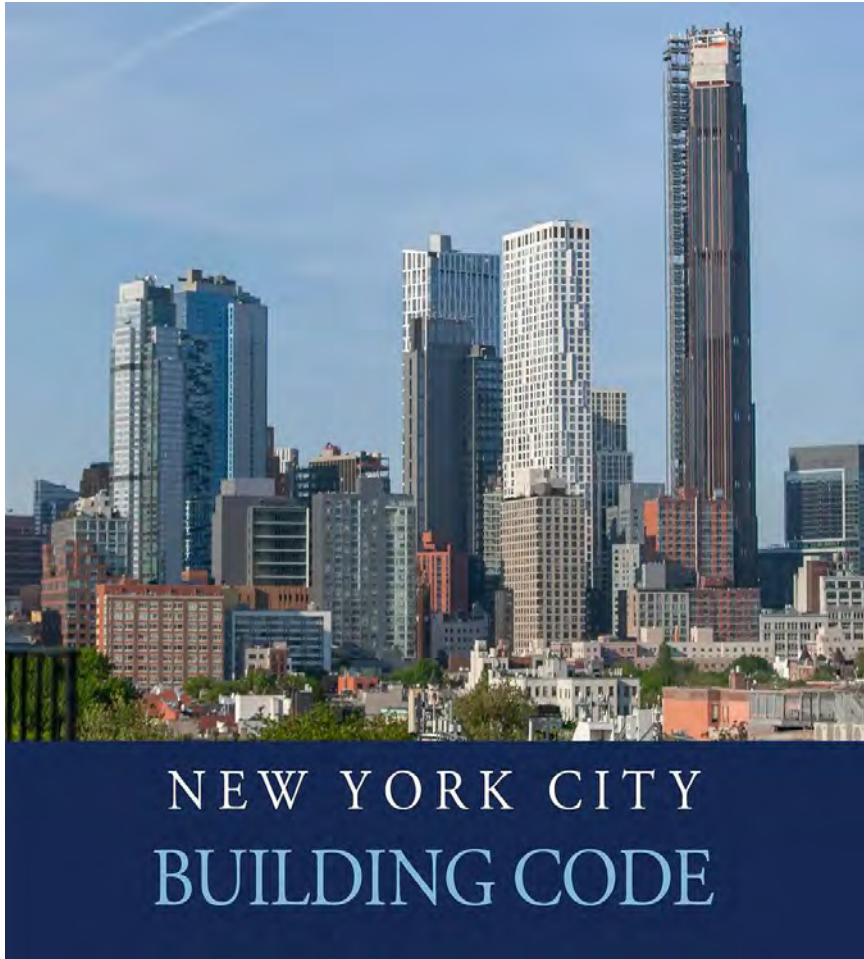
ARTICLE 110 SITE SAFETY PLAN

§28-110.1 Site safety plan. Where a site safety plan is required by chapter 33 of the New York city building code, such plan shall include the following:

1. Location of all construction fences around work site;
2. Location of all gates in construction fences;
3. Location of standard guardrails around excavations, when required;
4. Horizontal and vertical netting program, including details of the initial installation, schedule of horizontal jumps and vertical installations, and designated crane and derrick lifting areas where horizontal netting is omitted. The program shall include as an attachment any department approval obtained regarding required safety netting during construction or demolition operations; the revised site safety plan shall be approved;
5. Location of all sidewalk sheds, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
6. Location of all temporary walkways, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
7. Location of foot bridges and motor vehicle ramps, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
8. Protection of side of excavation, when required, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
9. Location of all street and sidewalk closing(s), including appropriate department application numbers and department of transportation permit numbers and expiration dates;
10. Approximate location of material and personnel hoist(s) and loading areas, including appropriate department application numbers and department of transportation permit numbers and expiration dates;
11. Approximate location of all crane and derrick loading areas;
12. Location of all surrounding buildings, indicating occupancy, height and type of any required roof protection;
13. Location of all standpipe system and siamese hose connections;
14. Location of all temporary elevators for fire department use when building is above 75 feet (22 860 mm) in height;
15. Location of all exterior contractors' sheds;
16. All required safety netting and scaffolding;
17. Widths of all sidewalks and roadways; all traffic information; all exits from the work site;
18. A copy of the proposed site safety manager or site safety coordinator's certificate, as applicable, including the certificate for any alternate site safety manager or site safety coordinator;
19. Such features requiring special sequencing in order to maintain safe conditions with a written description of those sequences;
20. A statement that prior to performing any work on the project all workers have successfully completed the training required by section 3310.10.2 of the New York city building code; and
21. A statement that all workers employed on the construction site will receive a site-specific orientation program required by section 3310.10.1 of the New York city building code.

§28-110.2 Phased site safety plans. Multiple layouts of the site safety features enumerated in section 28-110.1 may be submitted at any time during construction operations to show phased site safety designs consistent with the phase of anticipated work.

2022 CODE



ARTICLE 110 SITE SAFETY PLAN

§28-110.1 Site safety plan. Where a site safety plan is required by chapter 33 of the New York city building code, such plan shall include the following, as applicable:

1. Site conditions and surrounding property, utilities and infrastructure;

ADMINISTRATION

2. Streets, sidewalks, pedestrian protection, fences, gates and pedestrian and traffic control;
3. Adjoining property protection, including but not limited to roof protection, yard protection and window protection;
4. Unenclosed perimeter protection, including but not limited to netting systems, cocoon systems and engineered enclosure systems;
5. Excavations, including but not limited to location of excavations, guardrails, protection of sides of excavations or underpinning, and ladders, ramps and other means of egress from the excavation;
6. Fire protection, including but not limited to location of hydrants, fire extinguishers, standpipes and fire department hose connections;
7. Temporary construction installations and equipment, including but not limited to scaffolds, runback structures, material hoists, personnel hoists, hoisting machines, cranes, derricks, mast climbers, excavators, earth movers, drill rigs, concrete pumps, chutes, contractor sheds or offices and portable sanitation;
8. Means of egress from the jobsite, both permanent and temporary;
9. Location of security guard and watchperson stations;
10. Means of securing controlled access zones;
11. Debris and material storage areas/loading zones;
12. Material handling plan for crane operations if crane operations come into conflict with hoist operations;
13. In occupied buildings, means and methods employed to protect all tenants from the adverse effect of construction operations;
14. For work related to the alteration, maintenance, or repair of a façade, means and methods of getting material and debris to and from the work area. Means to separate debris and materials from occupants of the building must be indicated;
15. For work related to the alteration, maintenance, or repair of a façade, means and methods, including ladders, used by workers to access scaffolds, sidewalk sheds and the work area;
16. Features requiring special sequencing in order to maintain safe conditions, with a written description of those sequences;
17. A note indicating that prior to performing any work on the project all workers must successfully complete the training required by section 3321 of the New York city building code; and
18. A note indicating that all workers employed on the construction site must receive a site-specific orientation program as required by section 3301.11 of the New York city building code.

§28-110.2 Phased site safety plans. Multiple layouts of the site safety features enumerated in section 28-110.1 may be submitted at any time during construction operations to show phased site safety designs consistent with the phase of anticipated work.

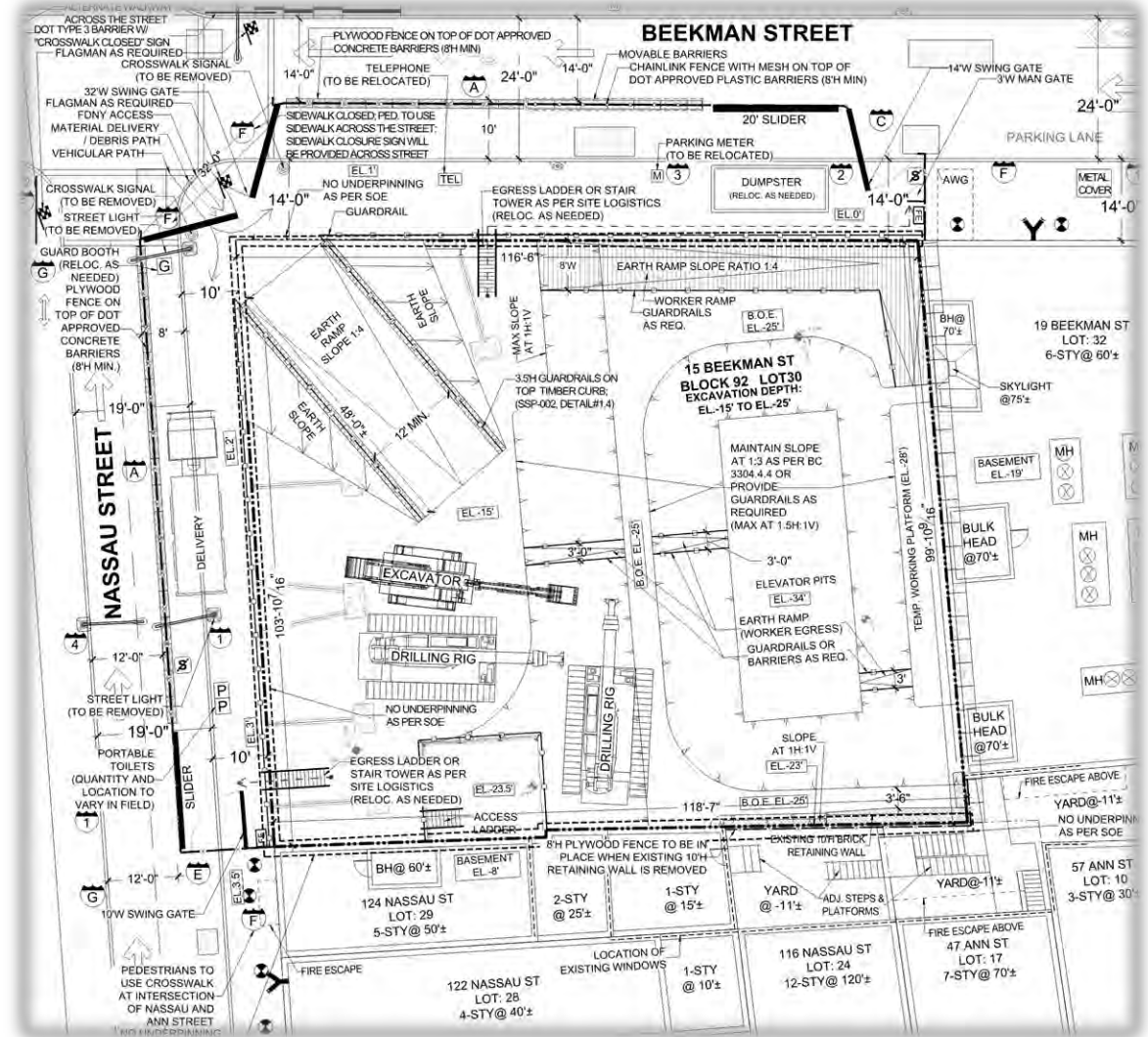
REQUIRED CONTENT OF §28-110.1

§28-110.1 Site safety plan.

Where a site safety plan is required by chapter 33 of the New York city building code, such plan shall include the following, as applicable:

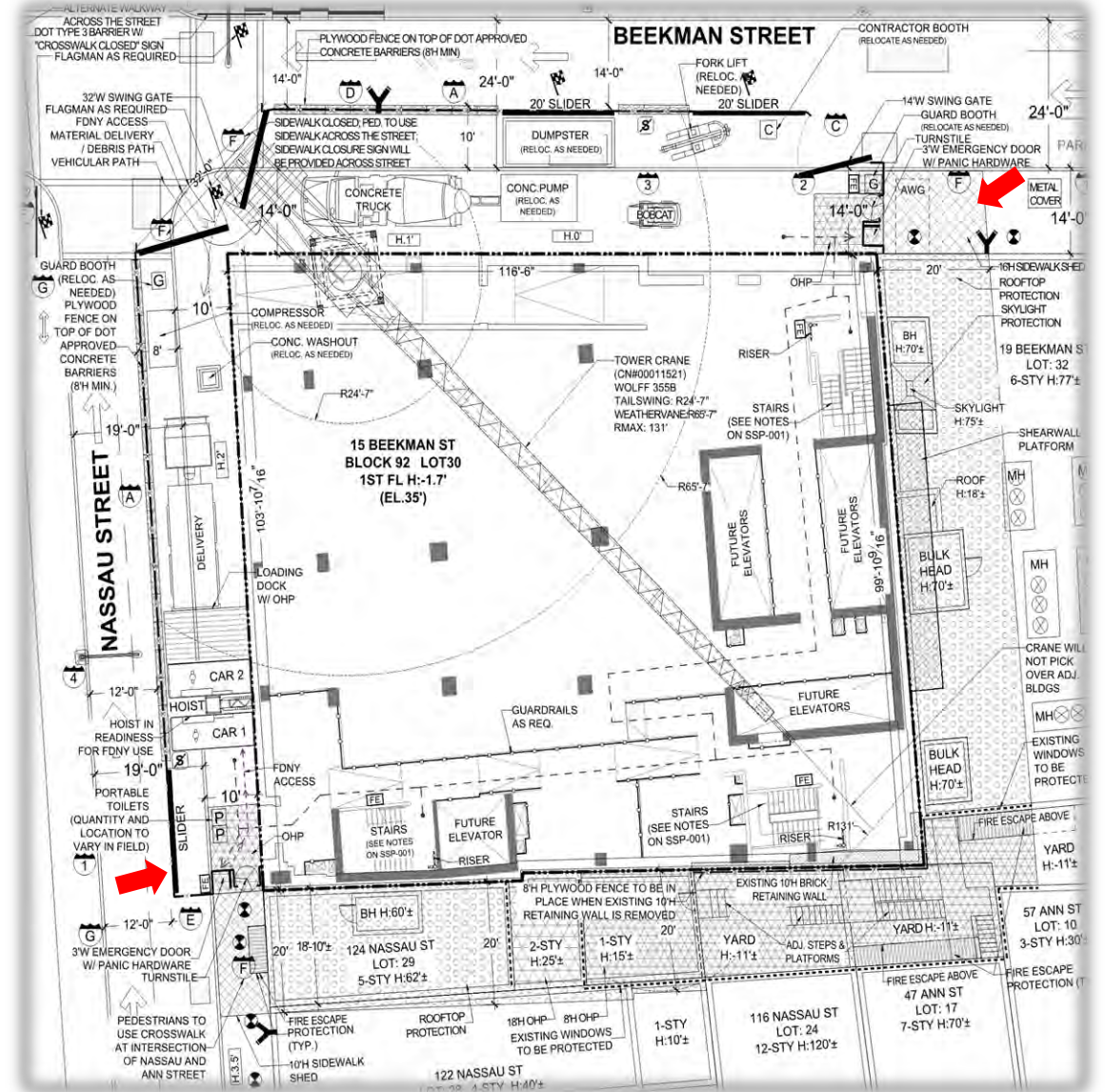
REQUIRED CONTENT

1. Site conditions and surrounding property, utilities and infrastructure;



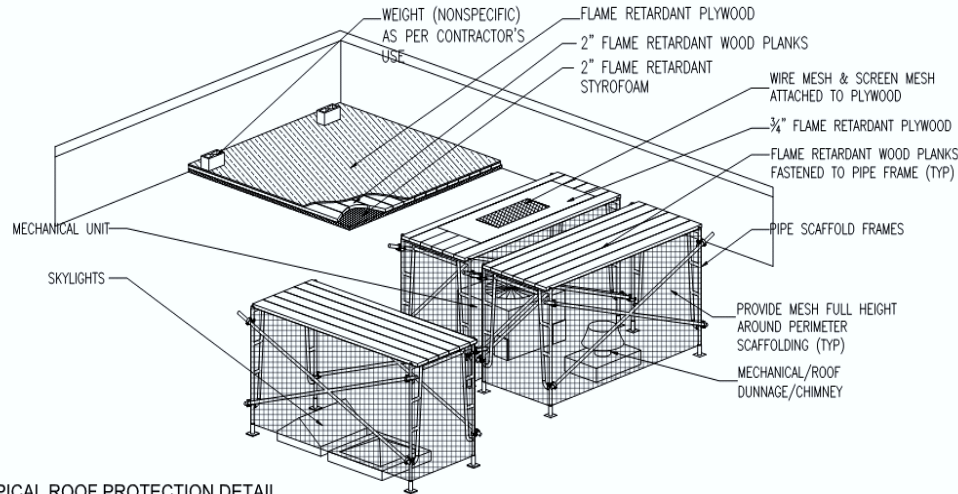
REQUIRED CONTENT

2. Streets, sidewalks, pedestrian protection, fences, gates and pedestrian and traffic control;

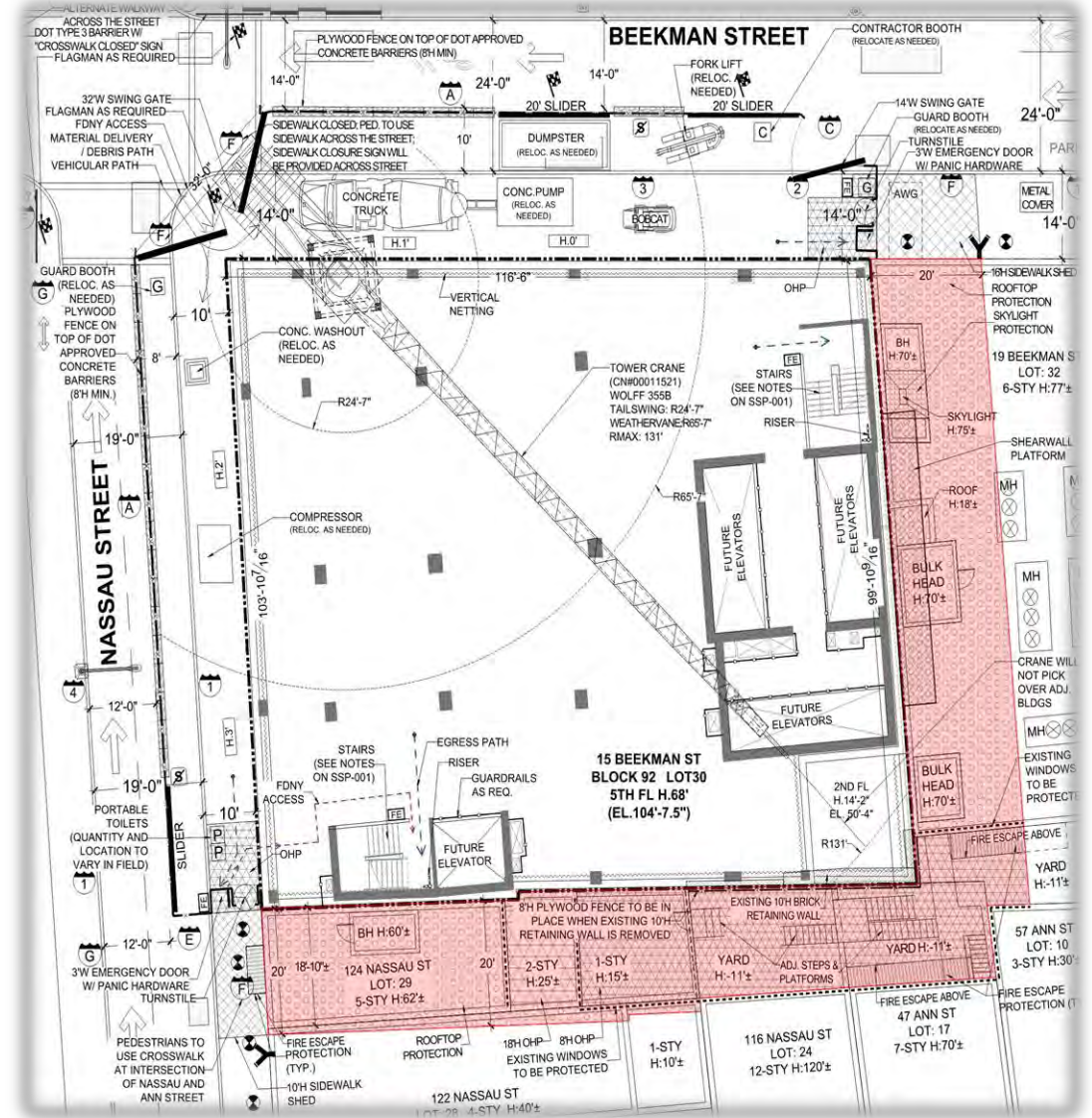


REQUIRED CONTENT

3. Adjoining property protection, including but not limited to roof protection, yard protection and window protection;

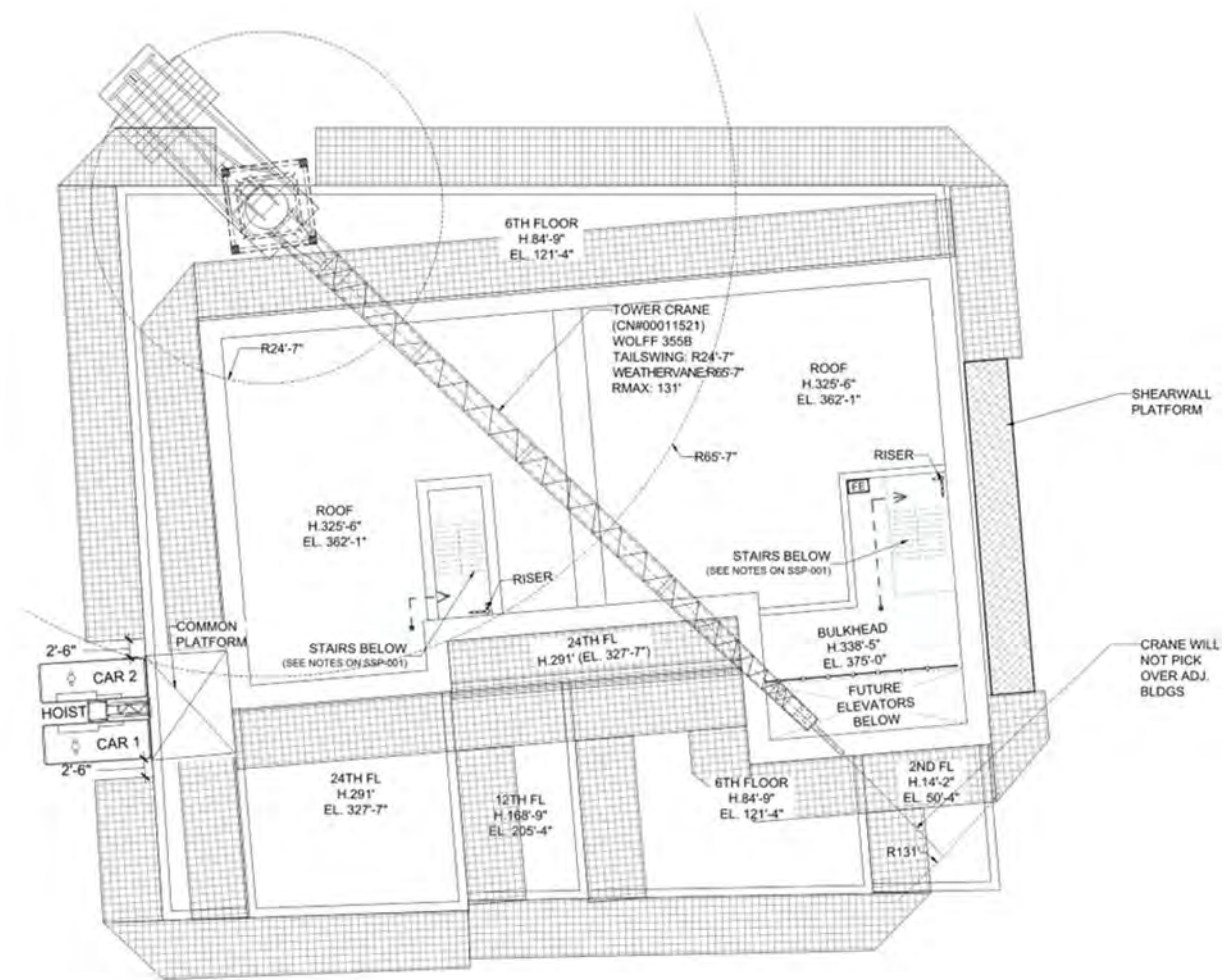


D9 TYPICAL ROOF PROTECTION DETAIL
SCALE: N.T.S.



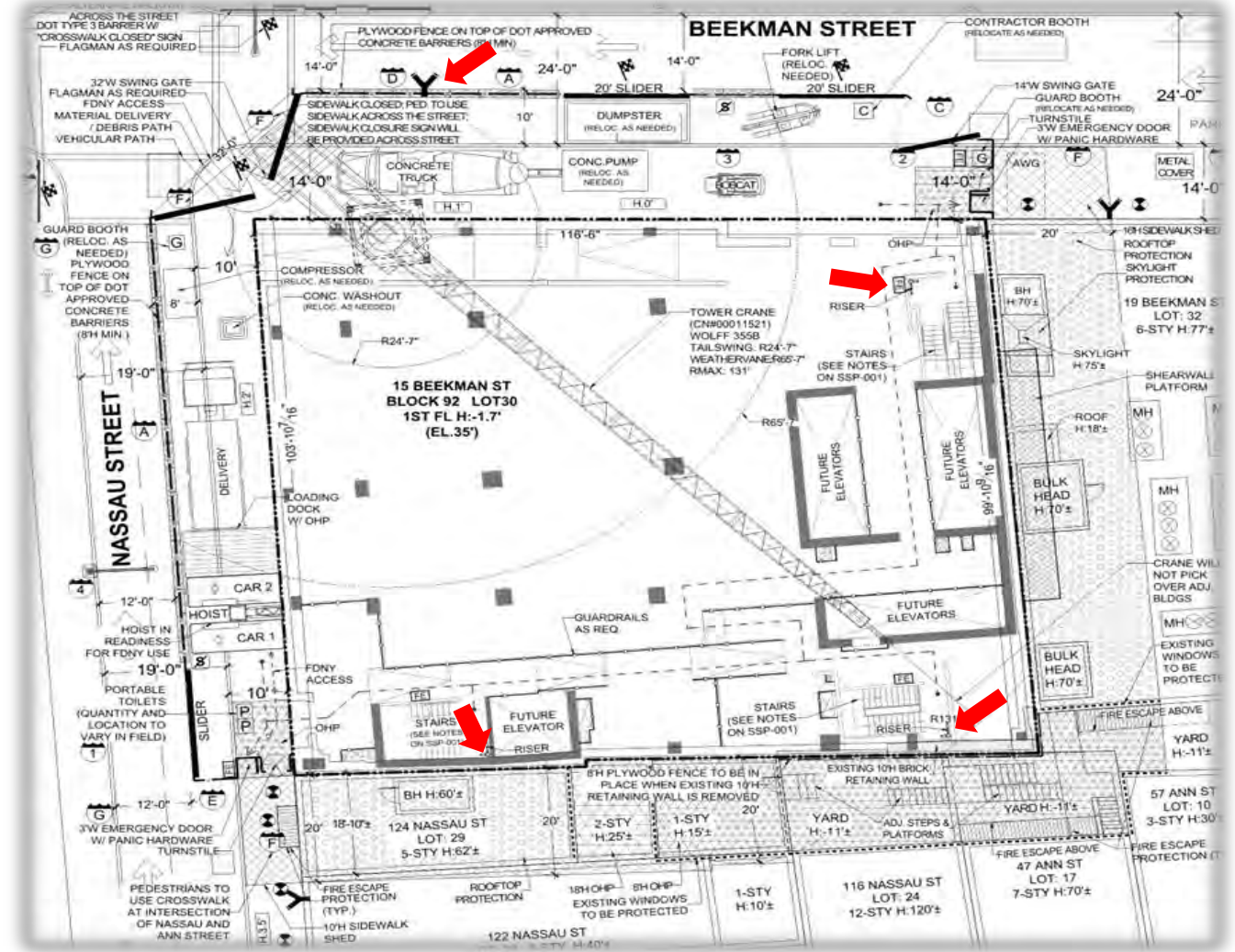
REQUIRED CONTENT

4. Unenclosed perimeter protection, including but not limited to netting systems, cocoon systems and engineered enclosure systems;



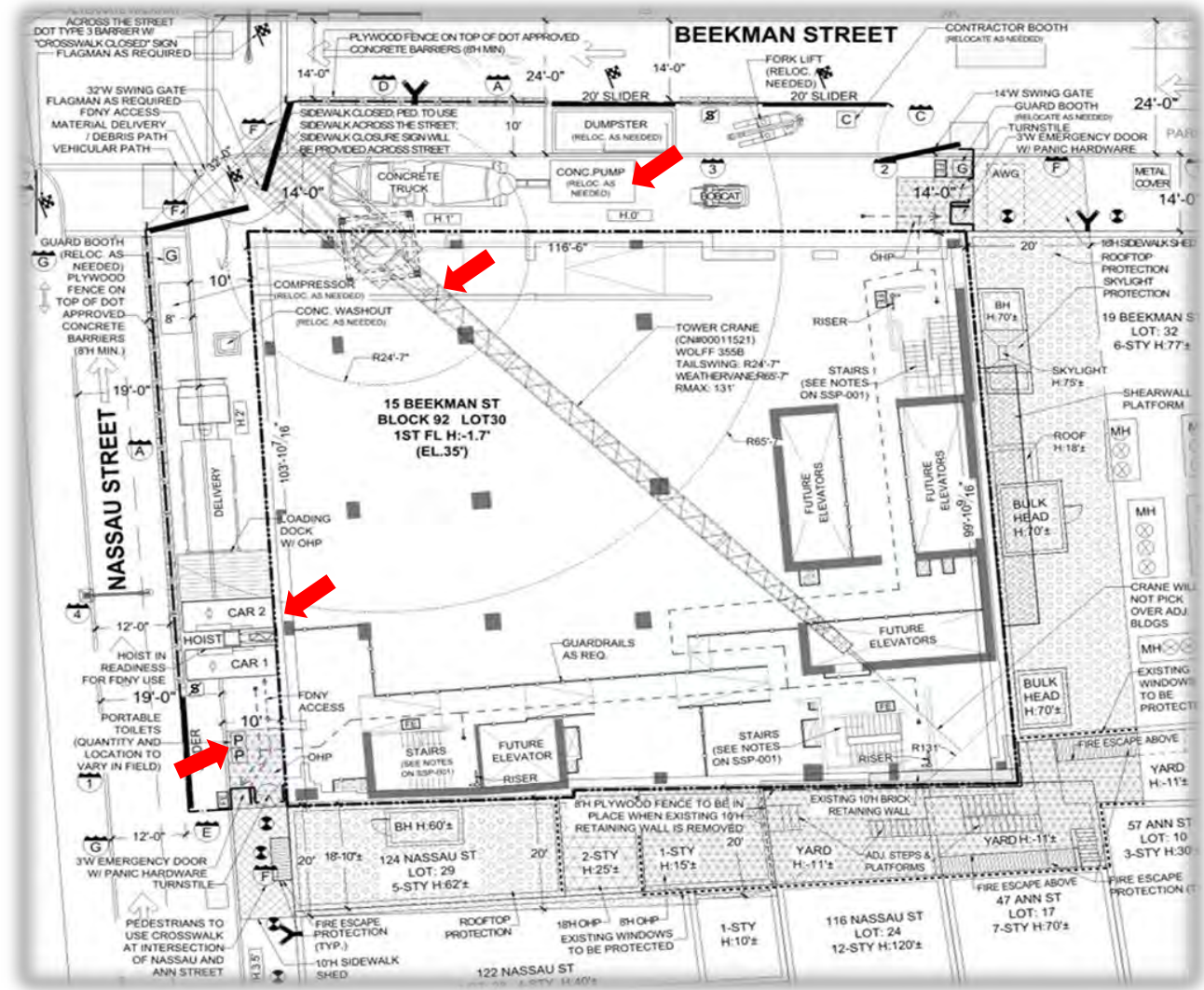
REQUIRED CONTENT

6. Fire protection, including but not limited to location of hydrants, fire extinguishers, standpipes and fire department hose connections;



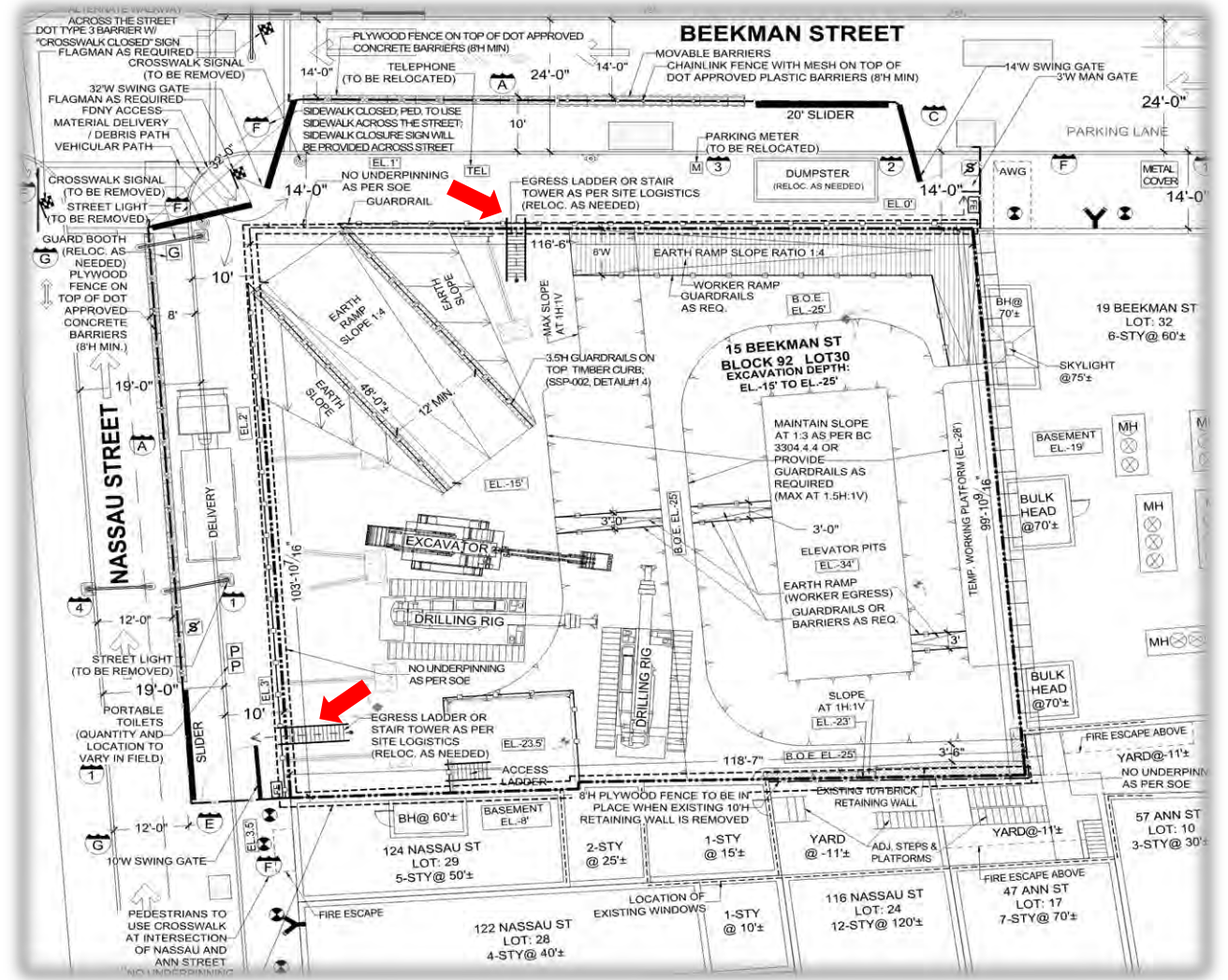
REQUIRED CONTENT

7. Temporary construction installations and equipment, including but not limited to scaffolds, runback structures, material hoists, personnel hoists, hoisting machines, cranes, derricks, mast climbers, excavators, earth movers, drill rigs, concrete pumpers, chutes, contractor sheds or offices and portable sanitation;



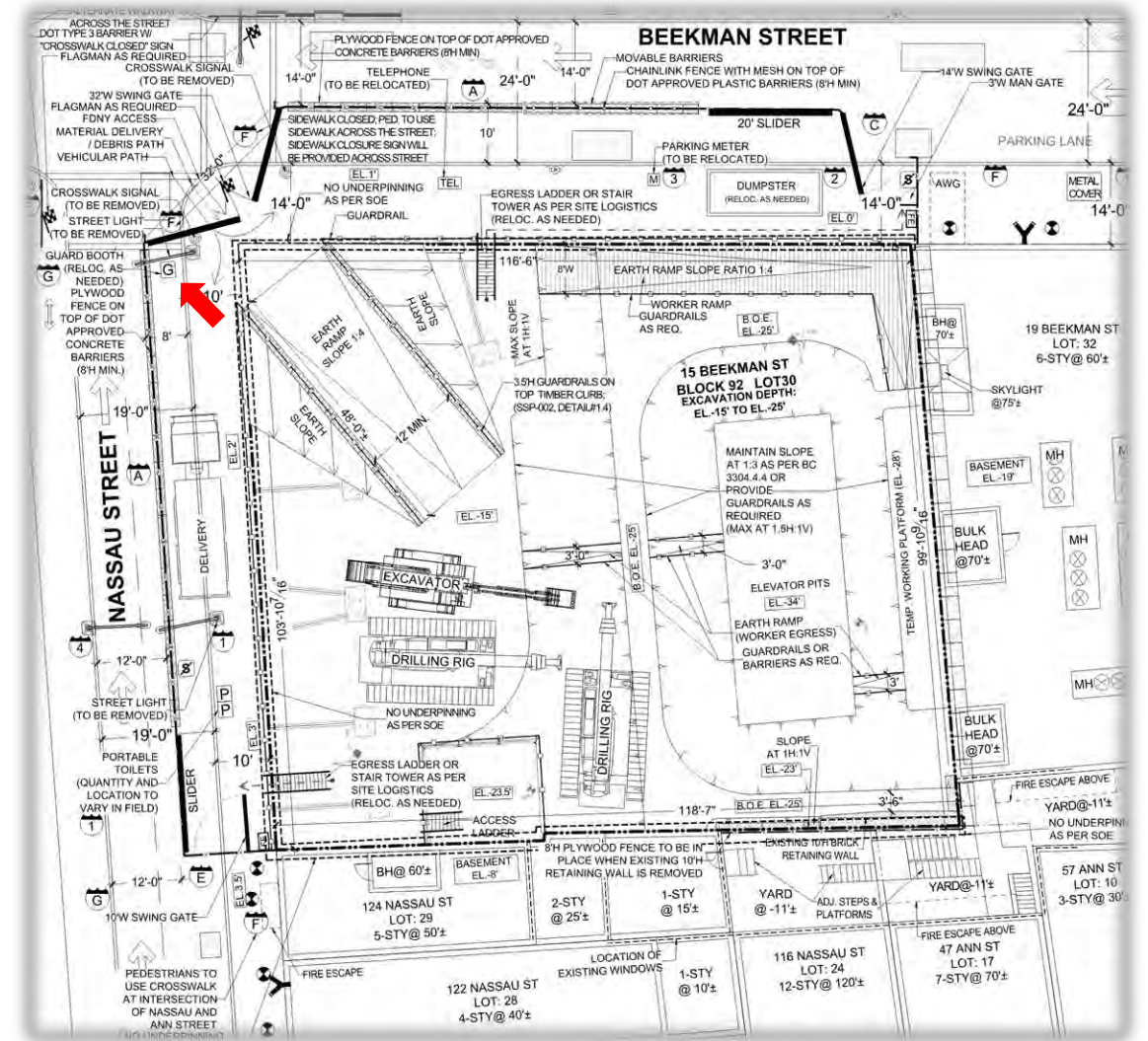
REQUIRED CONTENT

8. Means of egress from the jobsite, both permanent and temporary;



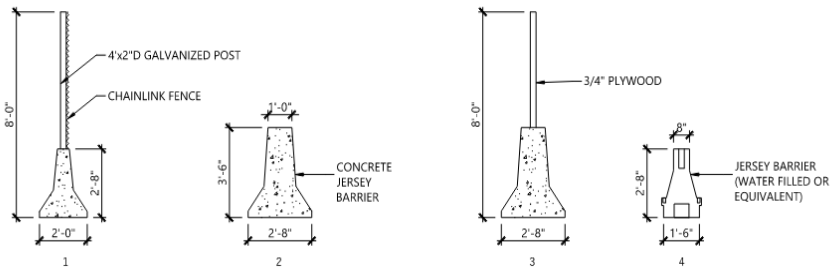
REQUIRED CONTENT

9. Location of security guard and watchperson stations;



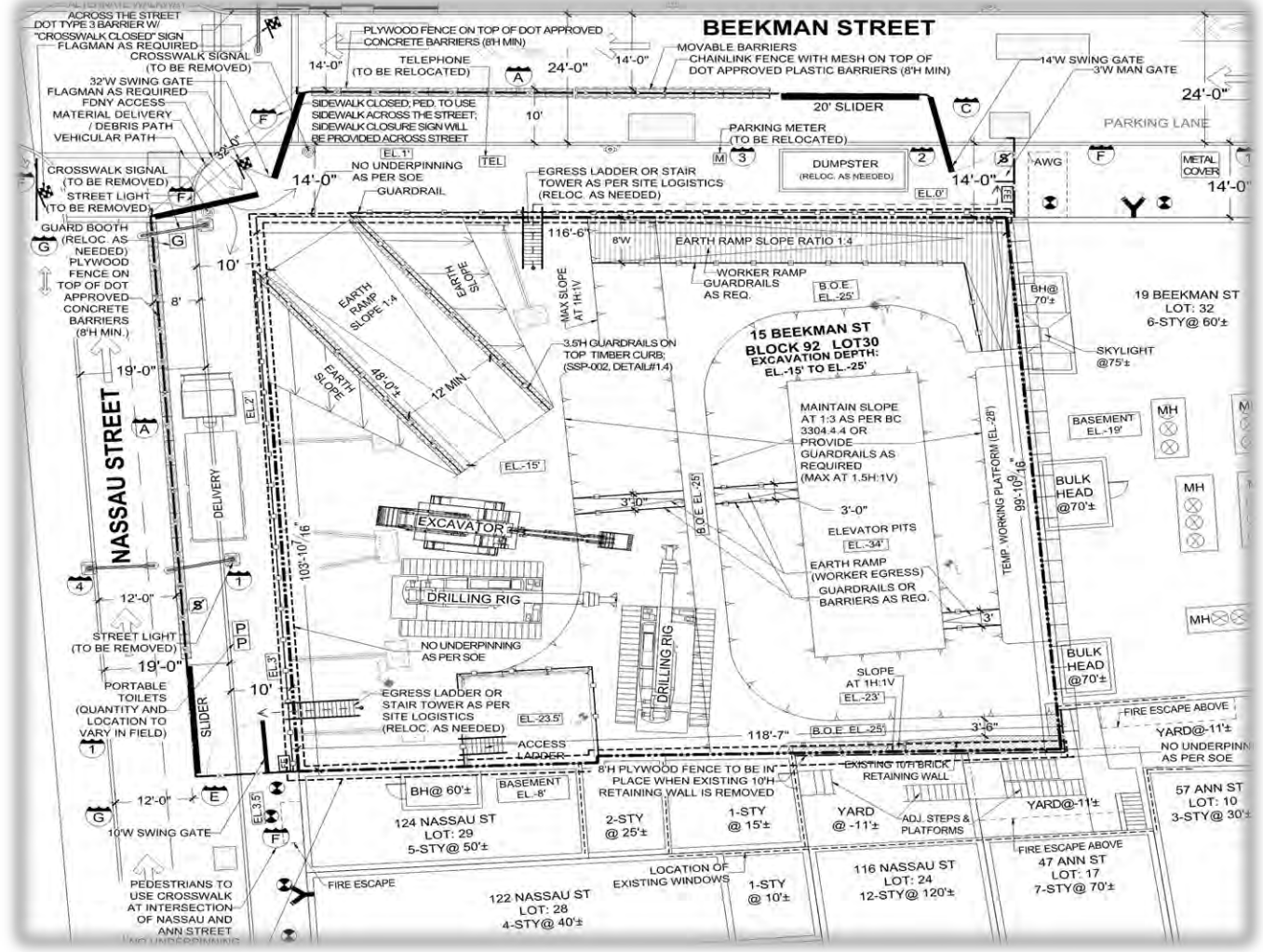
REQUIRED CONTENT

10. Means of securing controlled access zones;



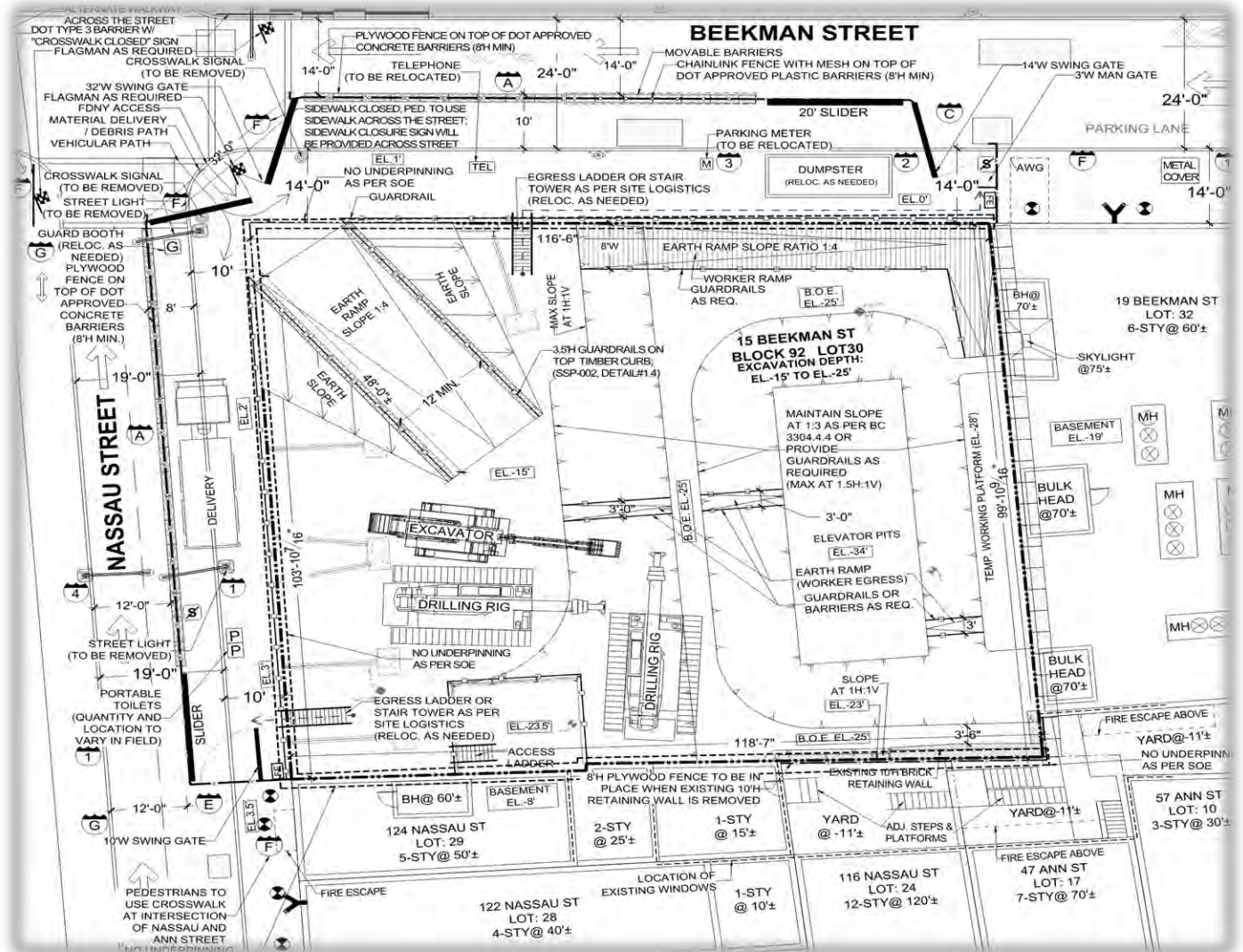
JERSEY BARRIERS
TYPICAL

NTS



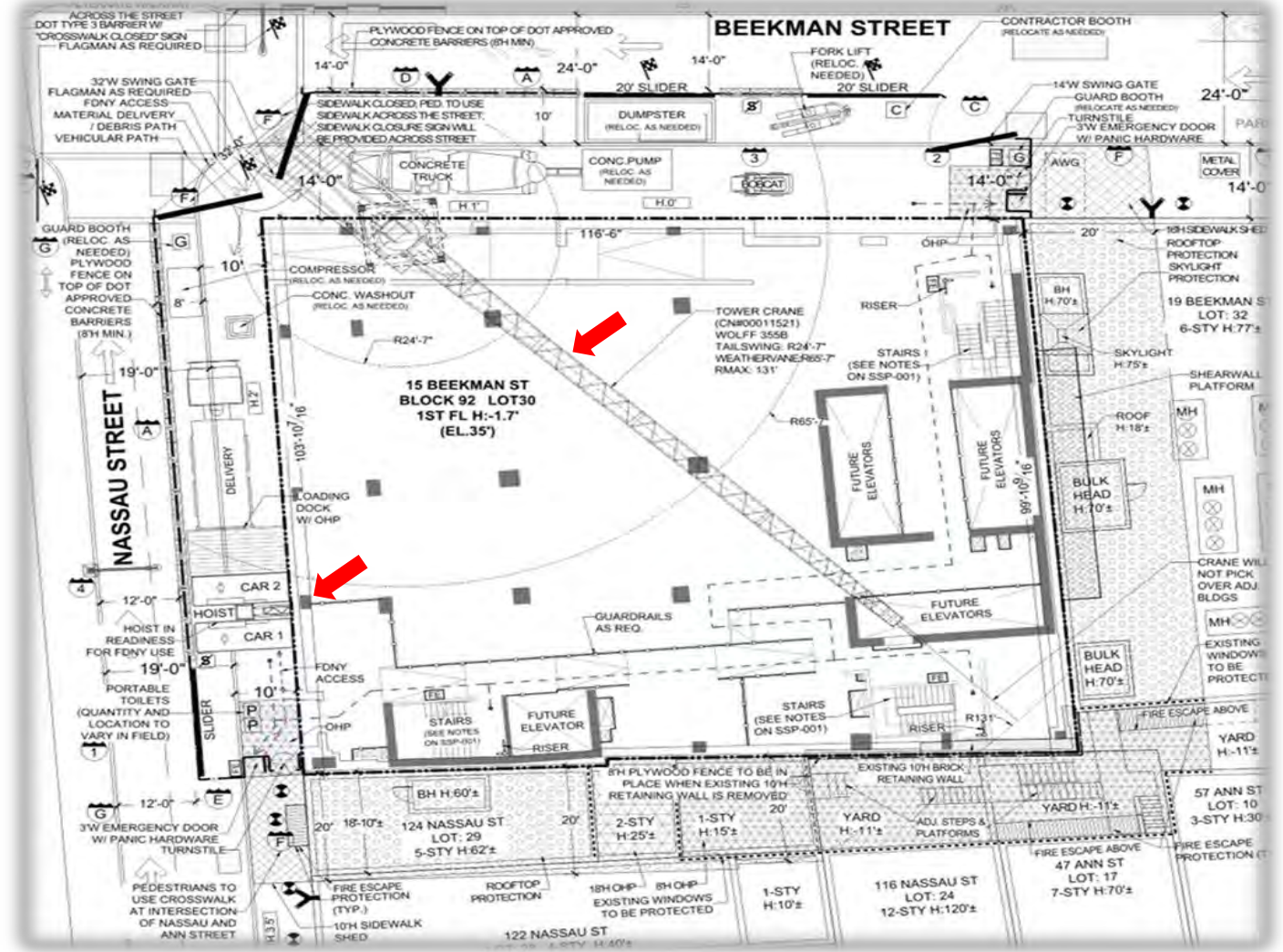
REQUIRED CONTENT

11. Debris and material storage areas/loading zones;



REQUIRED CONTENT

12. Material handling plan for crane operations if crane operations come into conflict with hoist operations;



REQUIRED CONTENT

13. In occupied buildings, means and methods employed to protect all tenants from the adverse effect of construction operations;

NOTICE

RE: TENANT PROTECTION PLAN FOR OCCUPANTS

The NYC Department of Buildings has issued a permit for work in this building that requires a **Tenant Protection Plan (TPP)**. Building occupants may obtain a paper copy of the TPP from the owner and may access the plan on the Department's website at www.nyc.gov/buildings.

Address:

Below is the contact information for the (check one):

Site Safety Manager Site Safety Coordinator Superintendent of Construction Owner/Owner's Designee

Name: Phone Number:

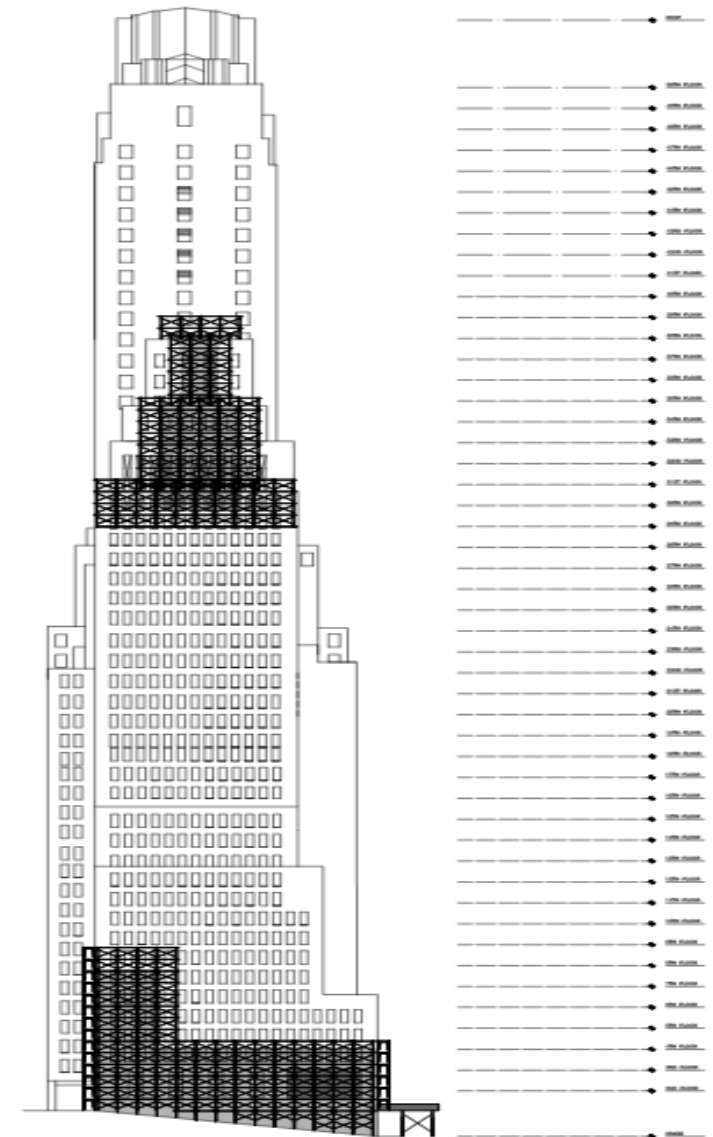
Building occupants may call 311 to make complaints.

NYC Administrative Code § 28-104.8.4.3 requires the Owner to:

- Distribute this notice to each occupied dwelling unit; or
- Post this notice in a conspicuous manner in the lobby and
 - on each floor within ten feet of the elevator
 - if the building does not have an elevator, within ten feet of or in the main stairwell of each floor.

REQUIRED CONTENT

14. For work related to the alteration, maintenance, or repair of a façade, means and methods of getting material and debris to and from the work area. Means to separate debris and materials from occupants of the building must be indicated;



SOUTH ELEVATION
1/16/12

REQUIRED CONTENT

15. For work related to the alteration, maintenance, or repair of a façade, means and methods, including ladders, used by workers to access scaffolds, sidewalk sheds and the work area;



REQUIRED CONTENT

15. For work related to the alteration, maintenance, or repair of a façade, means and methods, including ladders, used by workers to access scaffolds, sidewalk sheds and the work area;



REQUIRED CONTENT

15. For work related to the alteration, maintenance, or repair of a façade, means and methods, including ladders, used by workers to access scaffolds, sidewalk sheds and the work area;



REQUIRED CONTENT

15. For work related to the alteration, maintenance, or repair of a façade, means and methods, including ladders, used by workers to access scaffolds, sidewalk sheds and the work area;



REQUIRED CONTENT

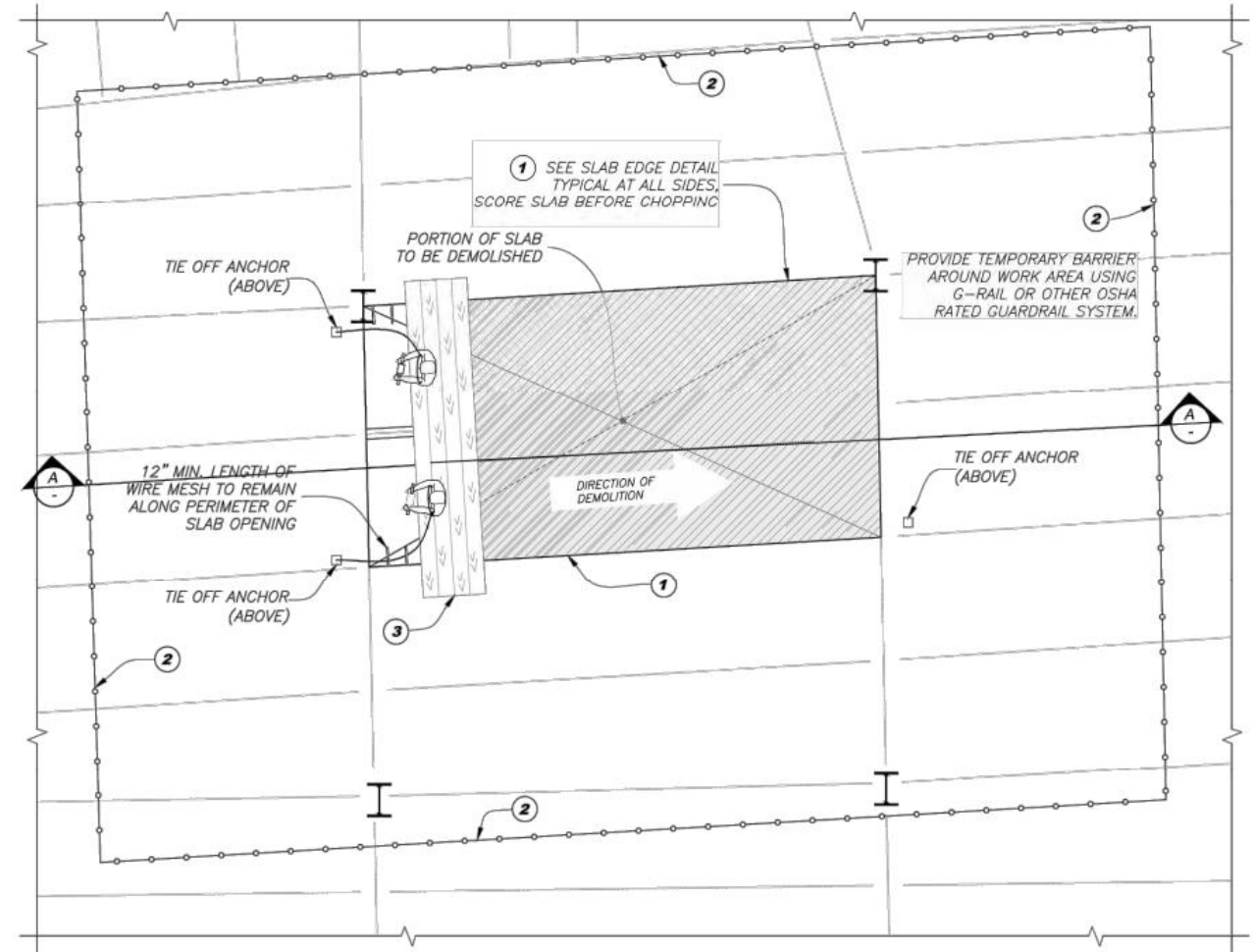
16. Features requiring special sequencing in order to maintain safe conditions, with a written description of those sequences;

SEQUENCE OF OPERATIONS

- A) BROADWAY FACADE
1. PRIOR TO STARTING DEMOLITION OF THIS FACADE INSTALL BRACING AS SHOWING ON THIS DRAWING AND SEE REMARKS BELOW.
- B) EXCHANGE PLACE FACADE
1. PRIOR TO START DEMOLITION OF THIS FACADE, THE FOLLOWING WORK IS REQUIRED TO BE COMPLETED:
- a) THE 2ND FLOOR IS CONSTRUCTED (REFERENCE STRUCTURAL DRAWINGS).
 - b) COLUMN SIZES AND MOMENT FRAMES ARE TO BE VERIFIED AS EQUIVALENT TO THOSE SHOWN ON THE EXISTING STRUCTURAL DRAWINGS.
 - c) NEW SHEAR WALLS 1, 2, AND 3 SHALL BE COMPLETED FROM SUB-CELLAR 2 TO THE 4TH FLOOR.
 - d) NEW PLAN TRUSSES AT THE 4TH FLOOR ARE INSTALLED.
 - e) THE EXISTING 3RD FLOOR SHALL REMAIN IN-PLACE.
 - f) SEE REMARKS BELOW.

REMARKS:
1-AFTER STONE WYTHE IS REMOVED BY OTHERS
BACK UP WALL CAN BE REMOVED FROM TOP TO BOTTOM.

2-AT THE END OF EACH WORKING DAY NO FREE STANDING PORTION OF WALL TO BE MORE THAN 4' HIGH.



REQUIRED CONTENT

17. A note indicating that prior to performing any work on the project all workers must successfully complete the training required by section 3321 of the New York City building code; and

REQUIRED CONTENT

18. A note indicating that all workers employed on the construction site must receive a site-specific orientation program as required by section 3301.11 of the New York City Building Code.

A low-angle photograph of a construction site featuring several tall buildings under construction. The buildings are partially covered in orange safety netting and scaffolding. Multiple white tower cranes are positioned around the site against a blue sky with light clouds. The overall scene is bright and active.

PHASED SITE SAFETY PLANS

PHASED SITE SAFETY PLANS

§28-110.2 Phased site safety plans.

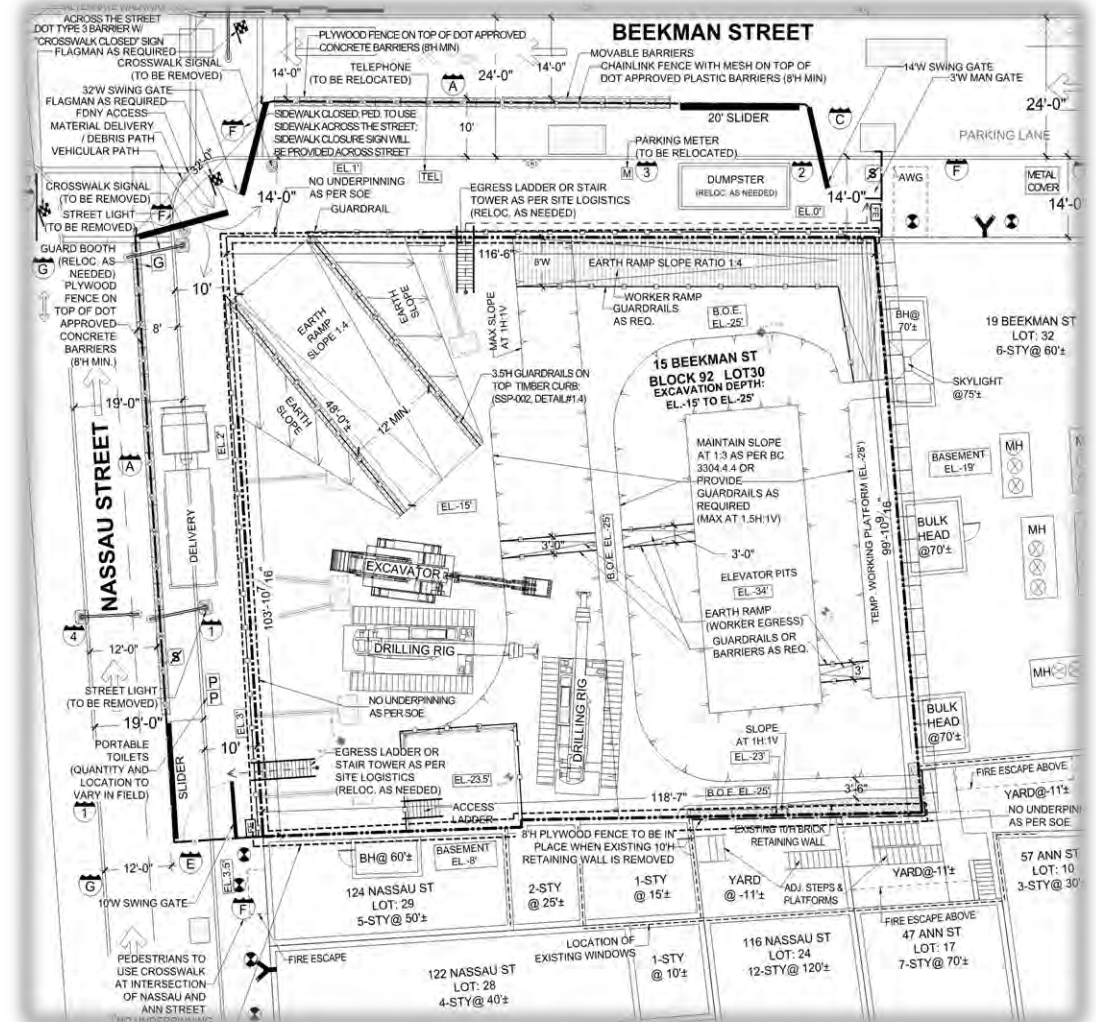
Multiple layouts of the site safety features enumerated in section 28-110.1 may be submitted at any time during construction operations to show phased site safety designs consistent with the phase of anticipated work.

- Earthwork / Support of Excavation
- Foundation
- Superstructure < 75 feet
- Superstructure > 75 feet
- Façade
- Demolition

PHASED SITE SAFETY PLANS

Typical New Building Phases

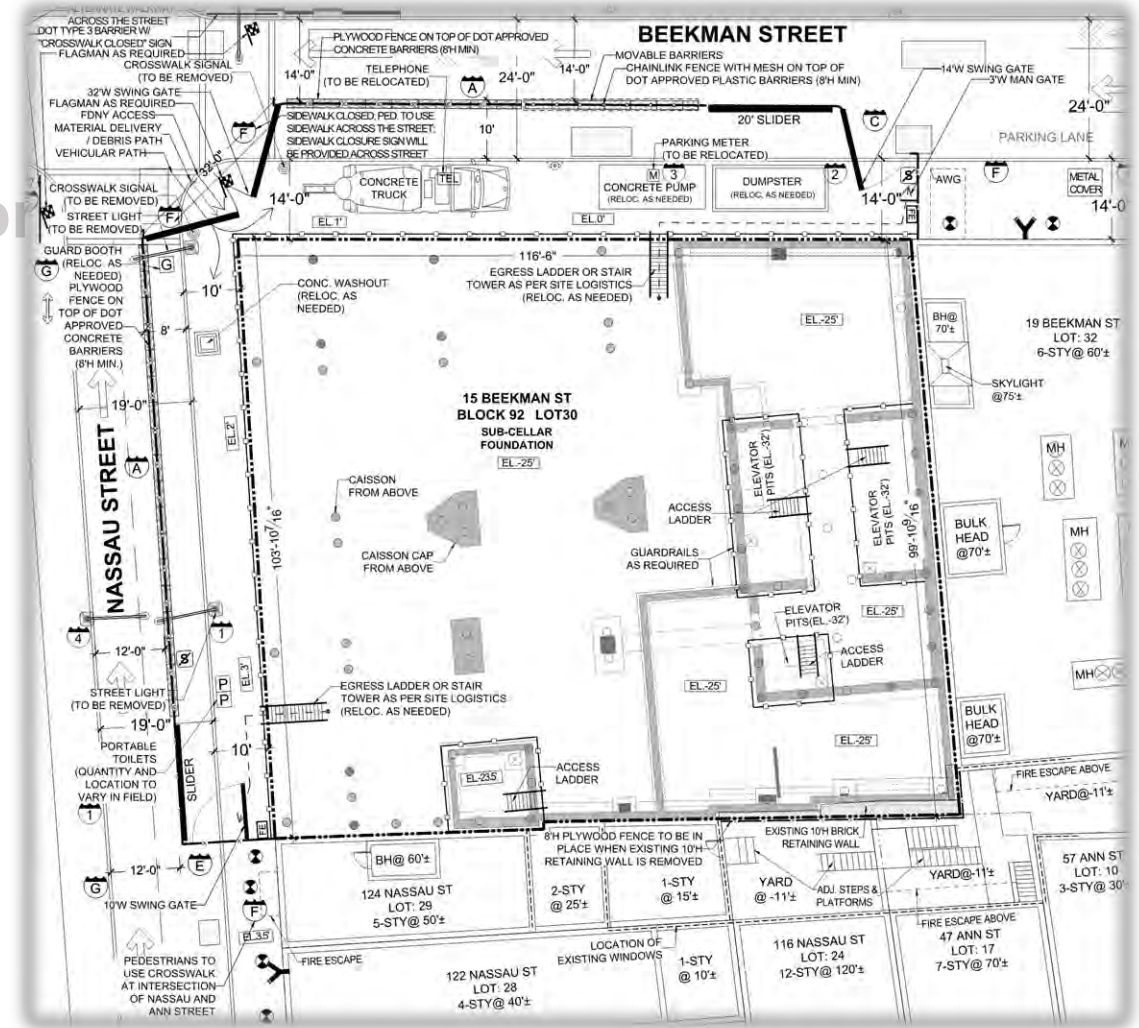
- Earthwork/Support of Excavation
- Foundation
- Superstructure < 75'
- Superstructure > 75'



Phased Site Safety Plans

Typical New Building Phases:

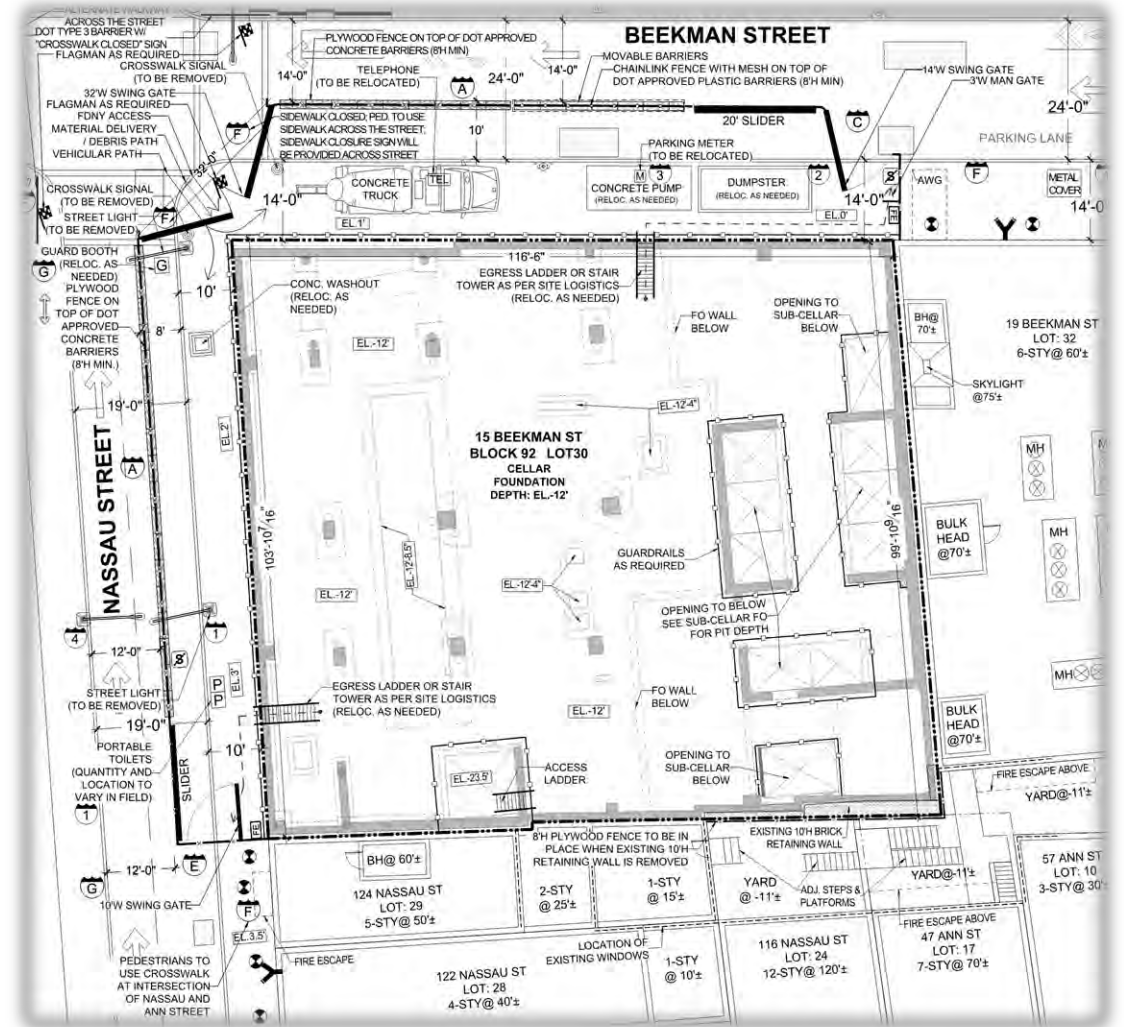
- Earthwork / Support of Excavation
- Foundation (Subcellar)
- Superstructure < 75'
- Superstructure > 75'



PHASED SITE SAFETY PLANS

Typical New Building Phases

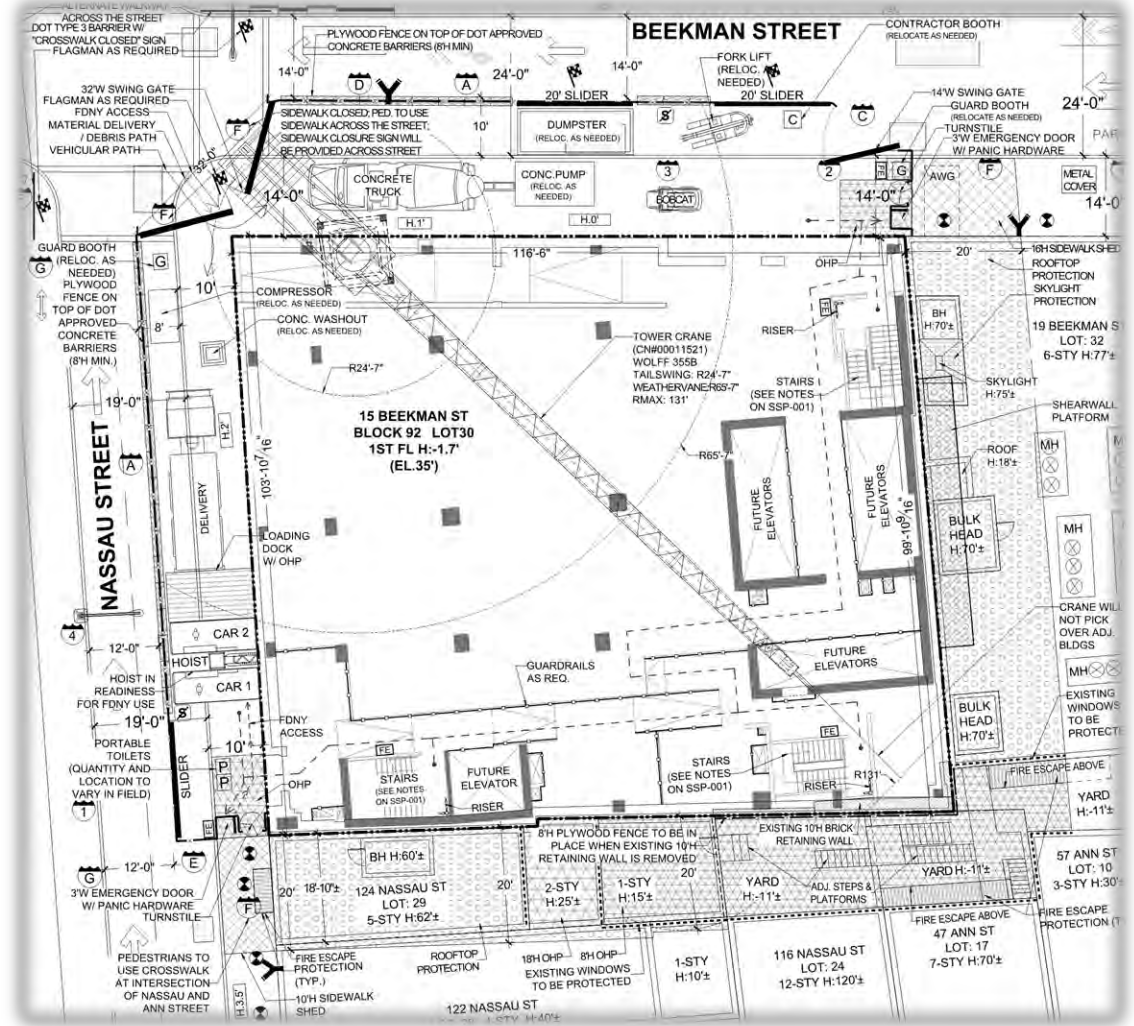
- Earthwork / Support of Excavation
- **Foundation (Cellar)**
- Superstructure < 75'
- Superstructure > 75'



PHASED SITE SAFETY PLANS

Typical New Building Phases

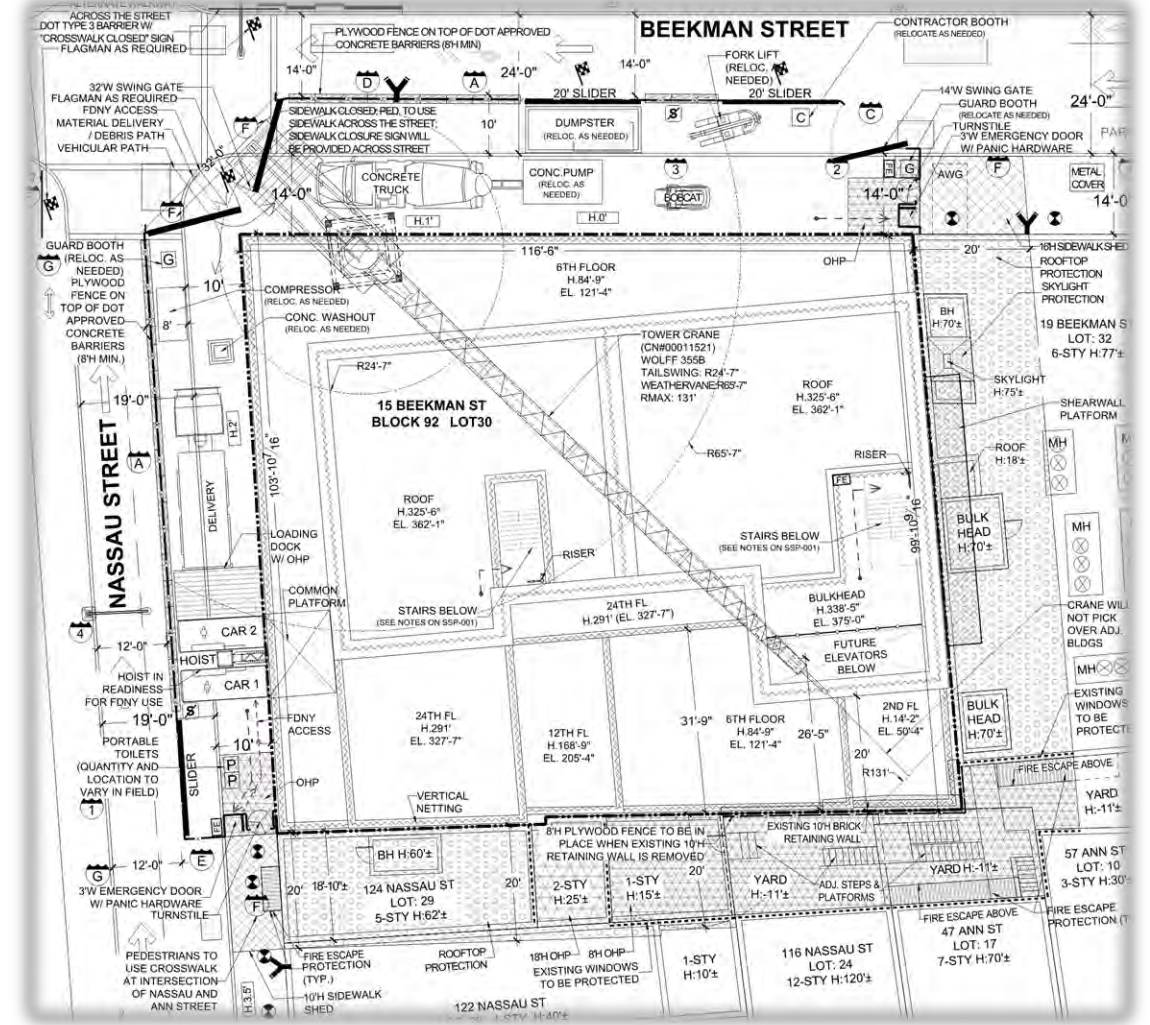
- Earthwork / Support of Excavation
- Foundation
- Superstructure < 75'
- Superstructure > 75' (1st Floor)



PHASED SITE SAFETY PLANS

Typical New Building Phases

- Earthwork / Support of Excavation
- Foundation
- Superstructure < 75'
- Superstructure > 75' (Roof)



A low-angle photograph of several skyscrapers under construction against a blue sky with light clouds. The buildings are covered in orange and yellow safety netting and scaffolding. Several white tower cranes are positioned around the structures. The text 'nyc.gov/buildings' is overlaid in the center in a blue, outlined font.

nyc.gov/buildings

build safe | live safe

NYC Buildings