ADMINISTRATIVE BULLETIN

NO. AB-036 :

DATE : October 20, 1993 (Updated 01/01/11 for code references)

SUBJECT : Inspection

TITLE : **Special Inspection for Demolition Work**

PURPOSE : For demolition of buildings of Types I, II, III and IV construction, and which are over 2 stories or 25 feet in height, a special inspector shall be on the site to observe and/or supervise the work to assure it is proceeding in a safe manner.

REFERENCES : 2010 San Francisco Building Code
- 1704.17, Demolition
- 3303.1.1, Special Inspection for Demolition
- 1704, Special Inspection

DISCUSSION : Demolition work creates ongoing, and often sudden, life hazards. The general requirements for special inspection in SFBC Sec. 1704.17, are made more specific in this ruling to reflect the need for extra supervision of such work.

Requirement

The Demolition Contractor or permit applicant shall identify the Special Inspector for demolition work before a demolition permit is issued. For buildings over 6 stories high, the Contractor and Special Inspector shall meet with the Department of Building Inspection (DBI) District Inspector to review the demolition work and arrive at a clear understanding on what is expected of all parties prior to the start of work. The Demolition Contractor shall notify the Special Inspector and the District Inspector at least two days prior to the start of the demolition operations. By obtaining the permit, the applicant acknowledges the authority of the Special Inspector over the demolition work as described below.

The Special Inspector:

1. Shall be a registered Civil Engineer or licensed Architect, and preferably, the individual who prepared the approved demolition sequence. Shall be at the site at all times when dismantling or demolition work is proceeding on any component which, when removed, reduces the stability of the building. These include, but are not limited to, the following:

   a. Exterior walls

b. Bearing walls

c. Beams, girders and columns

d. Diaphragms (roof and floors which contribute stability to building)

2. Shall observe and/or direct that the work conforms with the sequence of operations which was approved by DBI. In the event a potentially hazardous situation develops as a result of conditions uncovered or unintentionally created by the demolition work, the Special Inspector shall notify DBI by telephone as soon as possible, and at that point shall require and allow only corrective work to take place to substantially reduce the hazards present. The Special Inspector shall then not allow any more work to be done until a revised demolition sequence has been submitted to DBI and approved.

In the event an unexpected development occurs which jeopardizes the public, such as materials falling onto the street or partial collapse of a wall, the Inspector may allow the demolition work to continue only if all the following conditions are complied with:

a. No continuing hazards to the public exist after the incident.

b. No significant deviations from the approved sequence are necessary as a result of the incident.

c. The Contractor provides/establishes measures and assurances that such incidents will not occur again, to the satisfaction of the Inspector.

d. The Special Inspector reports the incident to DBI in writing as soon as possible. The report shall explicitly address the issues in conditions a through c above.

If the above conditions are not met, the Special Inspector shall stop the job and notify DBI. The Special Inspector shall not allow the work to resume until DBI gives permission.

In the event deviations from the approved sequence are necessary due to unexpected field conditions, and potentially hazardous conditions are not present or would not be created, the inspector may allow or direct such deviations be made without stopping the work. Such deviations shall be reported in his next report to DBI.

3. Shall make written reports to DBI on a weekly basis or as required by DBI. Such reports shall include information on the progress of the demolition, any deviations which were not reported previously, and a statement that the demolition work is adhering to the approved sequence.

4. May be an employee of the Special Inspector only when the following conditions are complied with:

a. The employee is a registered Civil Engineer or licensed Architect.

b. The employee shall be under the immediate supervision of the Special Inspector. The Special Inspector shall provide to DBI a written statement in which he acknowledges complete responsibility for the inspection work, actions and decisions of the employee.

c. All reports shall be signed by the Engineer or Architect.

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Vivian L. Day, C.B.O. Date
Director
Department of Building Inspection

Originally signed by:
Dot Y. Yee, Deputy Superintendent

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