



BUILDINGS BULLETIN 2018-008

Operational

Supersedes: None

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Effective Date: August 9, 2018

Purpose: This document mandates final inspection of certain work types by a registered design professional on projects not requiring new or modified certificates of occupancy.

Section(s):

AC 28-114	1RCNY 101-07
AC 28-116	Dir. 14-1975
	BC 110.5

Subject(s): Final inspection; Progress inspection; Registered design professional; Approved agencies; Alterations; Permit filing; Work types; DOB NOW

Description

This bulletin Requires Registered Design Professionals to perform final inspections of certain applications for work that does not require a new or amended certificate of occupancy, including applications associated with a new building application for work including but not limited to support of excavation, structural work, and mechanical work.

Background

In accordance with AC 28-116.1, it is the permit holder's duty to ensure the work remains accessible and exposed for inspection purposes. The permit holder is liable for any expense entailed in removing or replacing any material required to allow inspection. Under the requirements of AC 28-116.2.4.2, the Department allows registered design professionals, acting as approved agencies in accordance with AC 28-114, the option of performing the final inspection of certain types of work as a progress inspection (See BC 110.5). To perform such inspections, the registered design professionals are required to indicate their intent to take responsibility for the final inspections in box 5A of the PW1 Work Application, subject to auditing by NYCDOB, and in section 4A of the TR1 form, or as identified in DOB NOW.

It is common for work performed earlier in the course of construction to become inaccessible prior to final inspection for the entire project. Therefore, a request for the performance of final inspection by the Department at the conclusion of the project may not be sufficient for determining compliance of completed work with contract documents without requiring removal or replacement of newly installed materials to allow for the inspection. A registered design professional's coordination and performance of final inspection allows consideration of project phasing and schedule, and will alleviate the risk of completed work being inaccessible for final inspection.

Final Inspection Requirements

In accordance with the above referenced Code sections, applications filed on or after the effective date of this Bulletin that do not require issuance of a (new or amended) Certificate of Occupancy require final inspections by registered design professionals for the individual work types as listed below. At his or her discretion, the registered design professional may rely upon the completed reports of special inspection agencies in support of this obligation.

BIS Work Type		DOB NOW Work Type*		Final Inspection by	
				Registered Design Professional	Department of Buildings
OT/ANT	Antenna**	AN	Antenna	X	
BL	Boiler	BL	Boiler		X
OT/BPP	Builders Pavement Plan***	BPP	Builders Pavement Plan		X
EQ	Chutes		Protection and Mechanical Methods	X	
EQ	Cocoons		Protection and Mechanical Methods	X	
EQ	Construction Hoists (Material Hoists/Personnel Hoists)		Protection and Mechanical Methods	X	
CC	Curb Cut	CC	Curb Cut		X
	Demolition		Demolition		X
FO/EA	Earthwork <ul style="list-style-type: none"> • Excavation • Landscape • Site work (grading, septic, backfill, waterproofing) • Soil Grouting/Improvement • Rock/Soil Anchors 		Earthwork	X	
	Electrical		Electrical		X
ELV	Elevators		Elevators		X

* **DOB NOW** work types shall be effective upon applicable launch date

** **Antenna** work filings must be filed through DOB NOW. BIS filings no longer accepted

*** Builders Pavement Plan (**BPP**) applications that are currently filed through BIS are not required to be filed or reviewed under D14 and do not require a final inspection to be indicated or performed by a Registered Design Professional.

**** Fire Protection Plans (**FPP**) shall not require a final inspection by the Registered Design Professional

***** General Construction which does not result in a new or amended Certificate of Occupancy

BIS Work Type		DOB NOW Work Type*		Final Inspection by	
				Registered Design Professional	Department of Buildings
FN	Fence	FN	Fence	X	
FA	Fire Alarm				X
OT/FPP	Fire Protection Plan*****				
FP	Fire Suppression				X
FO	Foundations <ul style="list-style-type: none"> • Single- and Multi-Tier Underpinning • Shallow Foundations/Footings, including but not limited to those constructed with: <ul style="list-style-type: none"> - Timber - Wood - Masonry - Pier - Foundation walls - Retaining Walls - Deep Foundations 		Foundation	X	
FB	Fuel Burning	BL	Boiler		X
FS	Fuel Storage	BL	Boiler		X
OT/GC	General Construction***** (Alt-2, Alt-3)		General Construction***	X	
OT	Green Roof		Green Roof	X	
OT/MAR	Marquee		Special Construction		X
MH	Mechanical Systems	MS	Mechanical Systems/HVAC	X	
PL	Plumbing	PL	Plumbing		X
SH	Sidewalk Shed	SH	Sidewalk Shed	X	
OT	Solar		Solar	X	
SP	Sprinkler	SP	Sprinkler		X
SD	Standpipe	SD	Standpipe		X

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BIS Work Type		DOB NOW Work Type*		Final Inspection by	
				Registered Design Professional	Department of Buildings
OT	Structural <ul style="list-style-type: none"> • Superstructure • Temporary Shoring and Bracing • Support of Adjacent Buildings 	ST	Structural	X	
OT	Support of Excavation <ul style="list-style-type: none"> • Shoring - sheet piles, soldier piles, lagging • Slurry Walls • Ground Freezing • Tangent/Secant Piles • Berming/Sloping/Benching 		Support of Excavation	X	
SF	Supported Scaffold	SC	Supported Scaffold	X	
EQ	Suspended Scaffold Systems <ul style="list-style-type: none"> • Swingstage • Outrigger Beam • C-Hook • Single- and Multi-point Adjustable 		Suspended Scaffold	X	

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Any final inspections are subject to Department audit to determine conformance with applicable Code requirements as progress inspections per AC 28-114 and 1 RCNY 101-07.

For additional information, please refer to the Frequently Asked Questions at https://www1.nyc.gov/assets/buildings/pdf/bb_2018-008-faq.pdf FAQs.