

2016 Port of San Francisco Building Code

PORT CODE PROCEDURE

NO. PCP-013 :

DATE : January 1, 2008

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.

REFERENCE : 2016 Port of San Francisco Building Code

- 1701.1-1701.3; Special Inspection
- 1704.15; Demolition
- 3303.7; Special Inspection for Demolition

DISCUSSION : Demolition work creates ongoing, and often sudden, life hazards. The general requirements for special inspection in PBC Sec. 1704 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/or Special Inspector shall schedule a meeting with the Port of San Francisco Building 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 Applicant or Demolition Contractor shall notify the Special Inspector and the Port Building 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 California 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 to the sequence of operations which was approved by PSF. In the event a potentially hazardous situation develops as a result of conditions uncovered or unintentionally created by the demolition work, the Special Inspector

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shall notify PSF 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 PSF 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 Special 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 PSF 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 PSF. The Special Inspector shall not allow the work to resume until PSF 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 Special Inspector may allow or direct such deviations be made without stopping the work. Such deviations shall be reported in the Special Inspectors next report to PSF.

3. Shall make written reports to PSF on a weekly basis or as required by PSF. 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 California 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 PSF 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.

Eunejune Kim
Chief Harbor Engineer
Port of San Francisco

Date

Approved by the Port Commission on 01/01/2008
Update reviewed and approved by Neil Friedman, Chief Building Inspector, 10-26-2016