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WHAT IT MEANS FOR THE BUILDING RESTORATION INDUSTRY

SKYlines

A SKYLINE RESTORATION PUBLICATION

PHOTO: COURTESY OF MAYOR'S OFFICE

NYC Mayor Signs New Construction Safety Bill

After long debate among union, non-union and real estate groups, the **New York City Council** unanimously passed the construction safety bill **Introduction 1447-C** with a 42-0 vote, which aims to prevent accidents by increasing the number of required safety training hours per worker. **Mayor Bill de Blasio** signed the bill on October 16, 2017.

The new safety bill requires that New York City construction workers complete 40-55 hours of safety training over the course of three phases beginning in 2018, with 8 hours solely dedicated to the dangers posed by falling workers and objects at construction sites. In order to ensure fair and equal access to resources, the bill

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Recently re-elected Mayor Bill de Blasio signed Introduction 1447-C on October 16th to increase safety training requirements for construction workers in New York City.

FIVE BOROUGHS

NYC Mayor Signs New Construction Safety Bill

Continued from page 1

introduces a plan to grant $5 million to laborers and contractors – including minority- and women-owned businesses – that cannot afford to pay for the training necessary to meet the new law's requirements.

The safety training requirements must be completed in three phases as shown below:

March 1, 2018: All workers on jobsites under 10 stories must have completed at least one OSHA-10 course by this date.

December 1, 2018: In addition to OSHA-10, all workers must complete an additional 20 hours of safety training. This requirement can be fulfilled by either completing an OSHA-30 course, or by completing 20 additional hours of safety training (with details to be determined by DOB). If the DOB finds the supply of training resources to be insufficient, the second compliance date will be adjusted to a date no later than June 1, 2019.

May 1, 2019: In addition to the requirements above, workers must complete an additional 10-25 safety training hours (to be determined by a future appointed Construction Safety Task Force) to meet the required 40-55 hours. If the DOB finds the supply of training resources to be insufficient, the final compliance date will be adjusted to a date no later than September 1, 2020.

Furthermore, Intro 1447-C allows for the issuance of temporary and limited site safety training cards that permit workers to continue working before fully completing the required training hours at each phase if issues arise. The bill goes on to state that each employer must maintain a daily log with each worker's information and training status, which will be presented to the DOB if requested, and failure to comply with the bill can result in penalties starting at $5,000.

In order to effectively monitor and address the resulting changes, the bill calls for the creation of a 14-person Construction Safety Task Force (7 members appointed by City Council speaker and 7 members appointed by the mayor), in addition to the chairperson, with representation from union and non-union organizations, minority-and women-owned business enterprises, and day laborers.

The Task Force must be proactive in providing training related recommendations and improvements to the commissioner; must set up a system for receiving and reviewing recommendations via the public; and should provide the commissioner with additional site safety training courses and topics by March 1, 2018. These topics include, but are not limited to, fall protection; personal protection equipment (PPE); confined space awareness; excavation work; ladders and stairs; asbestos awareness; and handling heavy materials and proper lifting techniques.

For more information on Intro 1447-C, please visit http://legistar.council.nyc.gov

Build Safe | Live Safe Presentations Now Online

The following 2017 Build Safe | Live Safe Conference Presentations —from the sold-out event that took place on May 3rd in NYC— can now be viewed online at **http://www1.nyc.gov/site/buildings/about/construction-safety-week.page**

- Alterations in NYC: Common Pre-Construction, Construction, and Inspection Issues
- Flood Protection & NYC Gas Work
- Cranes, Hoists and Elevators Codes & Regulations
- Special Topics in Construction Safety
- Construction Safety: Review and Analysis CY2016 & Changes in Construction Rules
- Chapter 17: Special Inspections
- Demolition & Site Safety Plan – Minimum Requirements
- Forensic Engineering: Existing Buildings, Alterations and New Construction

ENGINEER'S CORNER

Pros and Cons of Concrete Coatings

By Joe Czaszynski, Sullivan Engineering LLC

Concrete is among the most durable products in building construction. Since concrete is porous however, it's not able to shed water. Instead it absorbs water and any contaminants within that water. Typical freeze/thaw cycles lead to the deterioration of concrete. This is where concrete coatings come in. Coatings shed water and help concrete withstand the weather elements common to the Northeast's climate.

Several factors should be considered when choosing a coating system such as: where the coating will be applied, and the level of vehicle or foot traffic it needs to endure. Whether the coating will be exposed to any chemicals or ultraviolet light should be taken into account. For example, a concrete parking deck with a loading dock for truck deliveries would need a thicker reinforced system than a parking deck used solely for cars.

Depending on where it's being applied, coatings can be a simple single component roll on system such as paint, or can be a complex two component system made up of several coats with reinforcement or aggregate mixed in. **Single component coatings** are typically applied at vertical surfaces, such as parapet walls or decorative concrete on façades. **Multiple component coating systems** are typically used at parking decks or pedestrian traffic areas where thicker systems with reinforcement and traction are necessary.

While the application of a coating will increase the lifespan of the concrete, the coating itself will need to be routinely inspected and maintained. Sealant joints, surface wear, and granular retention should be periodically monitored. This coating inspection and maintenance, however, is much more cost effective than having to repair concrete surfaces or structures that have not been coated.

Esthetics are also important when choosing a coating system. Coatings can revive the look of a façade, or rejuvenate the surface of a parking deck.

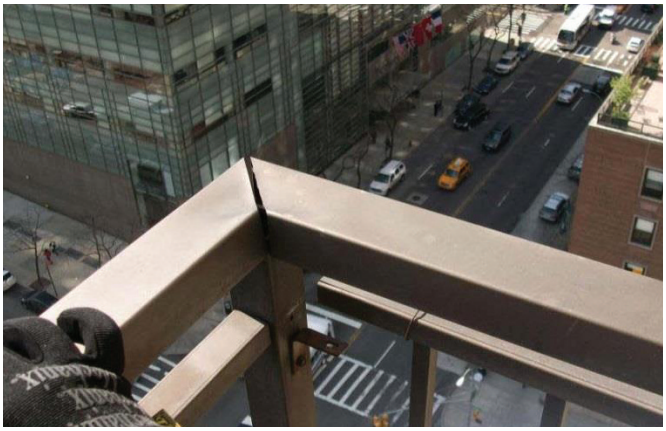
Typical freeze/thaw cycles lead to the deterioration of concrete. This is where concrete coatings come in.

Some coatings come in a variety of colors. Corporations can have their logo colors applied to their building surfaces to optimize branding. Colored coatings can be applied to differentiate drive lanes from parking areas and pedestrian walkways. Coating application can mask imperfections in concrete, which again is more cost effective than repairing or replacing the concrete itself. And since the cost of concrete replacement is high, damaged concrete features are often removed rather than being repaired or replaced. This alters the original look or design of a building or structure, and can have a negative aesthetic impact.

Depending on the type of coating installed, **typical warranties range from 5 to 10 years.** However, proper maintenance can extend a coating's lifespan beyond its warranty. If a maintenance and repair plan is adhered to, a coating nearing the end of its lifespan can be re-coated. Conversely, if no maintenance or repair is performed, it's likely that a complete removal and replacement of the coating system, with possible concrete repair, would be required.

Five Ways to Prepare Your Building for a FISP Inspection

By Howard L. Zimmerman Architects, P.C., in "NEWZ"



Unsafe balcony railing conditions. PHOTO: HLZA

No building is in perfect condition, particularly in a city as old as New York. Issues from minor maintenance to major damage are often present. Even new buildings are not immune. New York City's "Façade Inspection Safety Program" (FISP), previously known as Local Law 11, requires that owners of buildings higher than six stories must have exterior walls and appurtenances inspected every five years and that a technical façade report must be electronically filed with the Department of Buildings through **DOB NOW: Safety.**

An inspection is vital in uncovering building issues that often can be invisible to the untrained eye. While it may be a time-consuming experience that can, at times, seem intrusive, owners will receive a report about the condition of the building in the ultimate interest of making it as safe as possible for tenants, staff and passers-by. The report will also determine whether the Building requires remedial work to comply with Periodic Inspection of Exterior Walls and Appurtenances of Buildings (RCNY103-04) and obtain the coveted classification of SAFE.

Recently, **HLZA** conducted a survey of FISP inspectors. Based on their responses, the following are a few suggestions for preparatory building maintenance useful to undertake before an on-site inspection occurs:

1. Building History: Provide and make available any information about the building's age, construction and subsequent additions and alterations.

2. Maintain accurate and thorough records of the building: Keep a comprehensive documentation of your building. This will aid in a realistic evaluation. These records should include all exterior repairs done in the past with all required and acquired permits. HLZA suggests documenting the building in a digital format. Also make sure to include drawings as a form of reference.

3. Housekeeping & Accessibility: Make sure that all areas of the building are accessible. Remove any stored items or debris to allow the inspector safe access to spaces such as balconies, roofs, terraces and fire escapes. The inspector may need to photograph your building for the inspection report, so clearing the clutter and moving any miscellaneous items from the access/egress areas will also be helpful. Beware of fire escape clutter including flower pots, debris, communications equipment, and air conditioners. Removal of these items will allow the inspection to flow smoothly and help to avoid minor infractions that might impact the classification or timeliness of the report. Please note, that in the eyes of the DOB, even a flower pot on a fire escape or balcony railing can render a building unsafe.

4. Hardware: All hardware should be present, well-attached, and operational. This includes communications equipment – satellite dish and cable antenna connections. Exterior fixtures should be properly installed and securely anchored to the building. Window air-conditioning units should be verified by building staff and installed with either an exterior bracket or interior angle. Building management, personnel and residents must verify that the future installation of window mounted units complies with applicable codes and regulations.

5. The Inspection: Once the inspector has arrived, it is recommended that the Superintendent accompany him or her during the inspection of the property. This is also an excellent opportunity to learn more about the building from a specialist's point of view. In addition to addressing any inspection concerns, the inspector can also answer any building or code-specific questions that arise.

RESIDENTIAL

PROJECT

HISTORIC PLACE

Art Deco Restoration in Manhattan's Financial District

Manhattan's Financial District has been an epicenter for business and trade since the Dutch West India Company established New Amsterdam on Manhattan Island's lower section in 1625. Since then, the Financial District has thrived as one of the most important business centers of the world, hosting some of the largest financial institutions and corporations in its historic real estate that makes up Downtown New York's iconic skyline.

Today, the area that has traditionally been a destination for commuters is transitioning into a residential haven, riding on the wave of both new developments and residential conversions of existing office space. **Skyline Restoration**, under the direction of architects, **Howard L. Zimmerman, PC.**, is conducting widespread façade repairs at 116 John Street; a once prominent office building in the Financial District that underwent a residential conversion in 2012 by developer and property manager, **Metro Loft Management, LLC.**

The restoration of the 35-story Art Deco structure, which was erected in 1931 and designed by architects **Charles Glaser** and **Louis Allen Abramson**, requires an inventive mobilization plan utilizing pipe scaffolding, outriggers, hooks, stair towers, and hoists as a result of the buildings many setbacks. Skyline is performing extensive re-pointing and replacement of brick across the façade, stone repairs using **Jahn** products, *Stone Dutchman Repairs* to restore all deteriorated and damaged limestone, as well as coping stone waterproofing and re-anchoring.

In addition, Skyline is performing parapet replacement, window repairs, and lintel/relieving angle restoration on the 27,880 square foot structure.

Skyline began work on 116 John Street in May of 2017 with completion slated for May of 2018.

Developer/Property Manager: **Metro Loft Management, LLC**
Architect: **Howard L. Zimmerman, PC.**
Contractor: **Skyline Restoration**
Account Executive: **Jasen Geraghty**
Project Manager: **Kevin Cahill**

Façade Repairs at 116 John Street

Site Safety Plans (SSP) Mandatory on All Work Scopes Requiring a Registered Construction Superintendent (CS)

Effective November 6, 2017, all jobs requiring a **Registered Construction Superintendent (CS)** will now also require a **Site Safety Plan (SSP)** as per Local Law 81 of 2017. Currently, only Major Buildings require a Site Safety Plan. All SSPs must be in compliance with Article 104 (Construction Documents) and Article 110 (Site Safety Plan) of Title 28 of the New York City Administrative Code, in addition to the Minimum Content of Site Safety Plan Submissions Industry Notice. SSPs for jobs requiring a CS do not need to be submitted to the Department for review and approval. Instead, the SSP must be kept on site at all times and available upon request until all work is completed and signed off.

The preparer of the plan must sign and date the plan (and any revisions to the plan). All revisions to the SSP made subsequent to the start of the project must be kept on site with revisions clearly highlighted. Failure to have an adequate and readily available SSP on site may result in a full stop work order and/or the issuance of a Summons.

NOTE: This requirement is not retroactive to jobs initially permitted prior to the effective date of this new SSP requirement.

For additional information, please email the BEST Unit at **CSuper@buildings.nyc.gov**.

FISP Owner Requirements for Balcony Enclosures

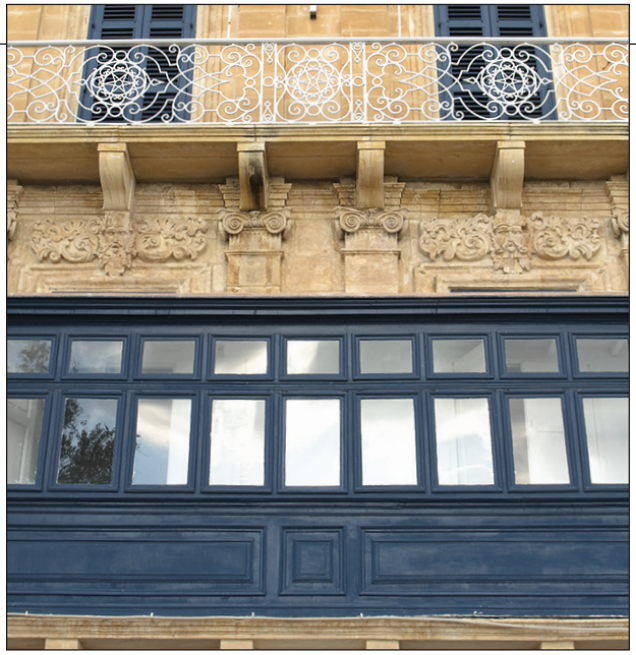
Weather-resistant balcony enclosures (such as windows or solid walls), as well as open screen balcony enclosures more than 40 feet above grade (street level), require a building permit.

SCREENED BALCONY ENCLOSURE

If a screened enclosure was installed before October 2, 2011, the enclosure did not require a permit. However, evidence that the screened enclosure was installed before this date will be required. If proof cannot be provided, and the screened enclosure is more than 40 feet above grade, the enclosure will either need to be removed or permitted.

SOLID PANEL BALCONY ENCLOSURE

If a balcony enclosure (windows or solid walls) has a building notice or permit dated prior to October 2, 2011, the enclosure can remain, only if the enclosure is not being used as a room with plumbing, heating, ventilation, or air conditioning – unless the balcony enclosure was permitted as such. If permits cannot be documented or the enclosure is being used as a room, the balcony enclosure must either be permitted or removed. A Registered Design Professional (RDP) must submit an application for all screened or solid panel enclosures detailing what the enclosure is made of and how it is anchored to the building. In addition, the RDP (Professional Engineer (PE) or Registered Architect (RA)) must be in compliance with Local Law 11 (façade inspection). This mandatory inspection checks the structural stability of façades as well as balcony enclosures every five (5) years.

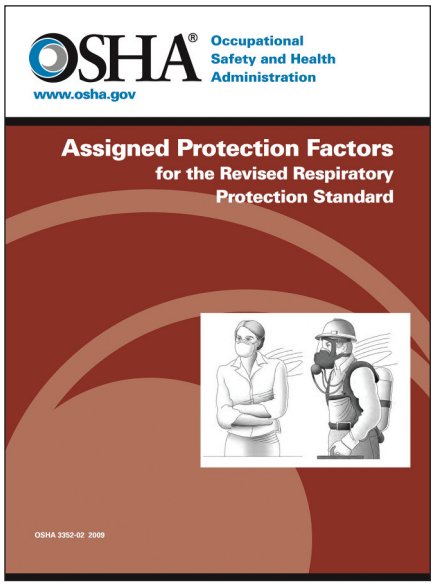


REMINDER: Owners must maintain their building and all parts thereof in safe and Code compliant condition.

http://www1.nyc.gov/assets/buildings/pdf/fisp_balcony_enclosure_requirements-owner.pdf

OSHA's New Respirable Crystalline Silica Standard Aims to Reduce Construction Workers' Exposure

The **Occupational Safety and Health Administration (OSHA)** has issued a new Respirable Crystalline Silica Standard – one for construction and one for the general industry and maritime – in order to protect the nearly 2.3 million US workers exposed to the harmful material at their respective workplaces. On September 23, 2017, OSHA began enforcing the new Standard for construction, and in order to ensure that workers' exposure is limited as soon as possible, OSHA offered compliance assistance to employers during the first 30 days.



CONTROL SILICA DUST

Regardless of the method chosen, construction employers subject to the Standard must:

(1) Create and implement a written exposure plan that targets high exposure areas and activities, and includes exposure-prevention procedures.
(2) Provide silica exposure prevention training to workers.
(3) Designate a competent person to exercise the written exposure plan.
(4) Restrict "housekeeping" practices that expose workers to silica where feasible alternatives are available.
(5) Offer medical exams every three years for workers required to wear a respirator for 30 or more days a year.
(6) Keep active records of workers' silica exposure and medical exams.

Respirable crystalline silica — a particle nearly 100 times smaller than sand – is created while performing common construction tasks, including drilling, cutting, sawing, and grinding of stone, rock, concrete, brick, and mortar. Crystalline silica is harmful when ingested or inhaled as it can cause serious health issues, including silicosis, lung cancer, chronic obstructive pulmonary disease, and kidney disease.

Employers subject to the Standard are given the option to choose between two methods of exposure control based on factors that are unique to each construction employer's operation.

The first is a set of control methods, which match common construction practices with silica prevention measures proven to already be effective, such as using ventilation systems or water to trap dust or harmful substrates such as silica.

The second set of alternate exposure control methods use a flexible system that allows employers to independently choose the dust prevention measure that is most effective as long as it stops worker's exposure from exceeding the "permissible exposure limit" of 50µg/m^3 averaged over an 8-hour day. If employers cannot limit exposure below the "permissible exposure limit", the employer must provide workers with appropriate respirators.

To learn more about OSHA's Respirable Crystalline Silica Standard and further prevention methods, please visit **https://www.osha.gov/dsg/topics/silicacrystalline/index.html**

OSHA Fact Sheet: **https://www.osha.gov/Publications/OSHA3681.pdf**

1ST PLACE
Wilson Cajilima/
Marco Alvarado Studio

2ND PLACE
Gus Katehis/
James Kessler Studio

3RD PLACE
Spiro Markatos Studio

Skyline Restoration's Seventh Annual Soccer Tournament

On a beautiful Saturday, October 7th, Skyline Restoration held its 7th Annual Soccer Tournament on Randall's Island where sixteen teams faced off in single elimination. After sixteen matches among production studio teams, the contest ended in dramatic fashion with overtime penalty kicks between Wilson Cajilima/Marco Alvarado's Studio and Gus Katehis/James Kessler's Studio. The tournament, which hosted over one hundred spectators, family members and participants throughout the day, concluded with Wilson/Marco's team raising the trophy as 2017 champions! Each team was able to showcase their abilities on the pitch thanks to Jack Terranova and Jhony Ramos who helped support and coordinate this wonderful day.

20th Annual Night Fishing Trip

On June 2nd, Skyline Restoration hosted its 20th Annual Night Fishing Trip aboard the Island Current that sailed from City Island in New York. By midnight, when the boat returned to port, there was plenty of freshly-caught fish to take home.

SKYlines

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