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# SKYlines

A SKYLINE RESTORATION PUBLICATION

## NYCSRA ANNUAL TECHNICAL EVENT WITH NYC DOB

Patrick Wehle, Assistant Commissioner, External Affairs (photo), and William Hinckley, Executive Director of Licensing and Exams, presented to over one hundred industry professionals at the NYC Special Riggers Association's Annual Technical Event with DOB on October 10 on: Local Law 196-Construction Safety Act; Local Law 159-Safe Construction Bill of Rights; Local Law 154-Updates to Tenant Protection Plans; Special Riggers License Renewal Process; followed by a Q&A.



PHOTO: ALI GARBBER

## ENGINEER'S CORNER THE ADVANTAGES OF INDUSTRIAL ROPE ACCESS (IRA)



PHOTO: CANY

By Reba Ashby,  
CANY

**Industrial Rope Access (IRA)** is a type of advanced access where technicians use ropes to descend or ascend a building or structure. Two ropes – the main line and a safety line – are used for fall protection and positioning, and serve as the primary means of support. Initially created to meet maintenance needs for the offshore

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## Local Law 196 – One Year Later

One year ago, on **October 16, 2017**, New York City Mayor **Bill de Blasio** stood at the podium advertising the slogan 'SAFER NYC' to announce the unanimous passage (42-0) of **Local Law 196**. The law, requiring increased site safety training for the City's construction workers, amended the *Administrative Code of the City of New York* and the *NYC Building Code*.

The mayor praised the landmark bill to the crowd of legislators and construction workers surrounding him, saying: "For the hard-hats in one of our city's most dangerous jobs, this bill will help get them home to their families at night and keep the general public safe around construction sites."

Local Law 196 applies to NYC construction workers at job sites that demand a site safety plan – those requiring a construction superintendent, site safety

*Continued on page 6*

# FIVE BOROUGHES



PHOTO: 6sqft

## Archtober 2018 Kicks Off in NYC!

New York City's 8th Annual Architecture and Design Month has begun! Dubbed **Archtober**, the month-long festival features architectural activities, exhibitions and events organized by the **Center for Architecture** and 60+ partners and sponsors. This year's events include daily building tours, lectures by design experts, conferences, film screenings, studio visits, competitions, and architecture-themed gatherings. Archtober, which raises awareness of the impact architecture and design has on the City, takes place during the entire month of October. For more information and a complete Archtober guide, please visit: [archtober.org](http://archtober.org)

## Hip-Hop and Architecture in the Bronx

Bronx-based architect, **Mike Ford**, has launched **The Hip-Hop Architecture Camp™**; a one week introduction to architecture, creative placemaking and economic development through the prism of hip-hop culture. The after-school program, sponsored by software company **Autodesk**, is offered free of charge to students. The first camp took place in the Bronx's **Cornerstone Academy for Social Action**, where more than a dozen students began with an interactive quiz on lesser-known facts connecting hip-hop and architecture, followed by a presentation of buildings designed by architects of color. Students were also tasked with creating model cities inspired by rap lyrics using **Lego Architecture** kits and **Autodesk Tinkercad** software for 3D design. Lastly, students were challenged with writing lyrics explaining their designs, highlighting the importance of urban representation in placemaking. *Source: ny.curbed.com*

## LPC's Vice Chair Frederick Bland

**Frederick Bland**, a commissioner and recently appointed vice chair of the **Landmarks Preservation Commission**, is now presiding over the commission's public hearings and public meetings as interim chair — following the resignation of **Meenakshi Srinivasan** in June— until an official LPC chair is



appointed to office. Bland is an architect and managing partner at **Beyer Blinder Belle Architects & Planners LLP**, a New York-based architecture firm known for restoring and renovating historic buildings, as well as an adjunct professor in **New York University's** art history department.



PHOTO: M.O.D. Media Productions

# ENGINEER'S CORNER

## The Advantages of Industrial Rope Access (IRA)



PHOTO: CANY

The use of rope access in the building maintenance industry has increased significantly as an alternative means of access to the traditional swing stage or pipe scaffolding commonly used in construction.

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industry, rope access has expanded over the last three decades to include other industries that work at heights or in difficult-to-access areas, including the building maintenance and construction industry.

The use of rope access in the building maintenance industry has increased significantly as an alternative means of access to the traditional swing stage or pipe scaffolding commonly used in construction. Additionally, as many cities with façade ordinances now require close-up, hands-on inspections, including NYC's Façade Inspection and Safety Program (FISP), it's no wonder that more owners, architects and engineers are opting for this unique form of access to help identify problems within an arm's length of the work. Let's review some of the many benefits of using rope access.

**Quick and Efficient** – The rigging and positioning of ropes can be installed and dismantled quickly compared to the mobilization of traditional scaffolding - the less equipment required, the fewer personnel needed. In most cases, the thorough inspection of a building by skilled technicians can be completed in one day, allowing them to quickly identify problematic conditions and make timely repair recommendations.

**Cost Effective** – Fewer personnel required means minimal downtime, faster completion and fewer

man-hours. This all translates to increased production and subsequently, increased profit for clients.

**Unobtrusive and Environmentally Friendly** – Ropes eliminate the need for heavy equipment, which in turn limits disruption to the building's staff and tenants. The rigging and use of rope equipment does not require gas or electricity to access difficult spaces, and leaves a minimal effect on the building and the surrounding environment.

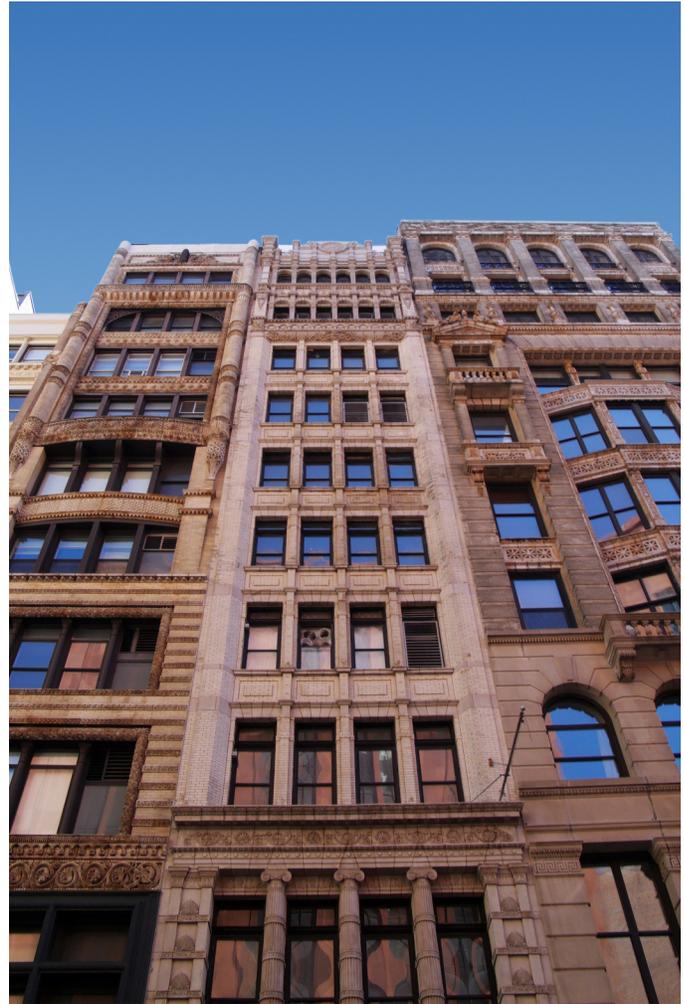
**Safe** – The Society of Professional Rope Access Technicians (SPRAT), the governing body for rope access in the United States, has three levels of certification for technicians. At a minimum, Level 1 technicians are required to complete 40-hours of hands-on training and pass a written exam and field evaluation to become certified in order to perform work. Even then, they can only do so under the supervision of more advanced Level 2 and Level 3 technicians. These stringent training and certification requirements help to significantly reduce safety incidents. In fact, rope access has the lowest incident and injury rate across the entire construction industry.

When it comes to working at heights or in difficult-to-access areas, IRA has provided an effective solution to the limitations of traditional access, and remains the safest and most efficient method in use today.

INSTITUTIONAL

## PROJECT

LANDMARK



NYU's landmark buildings at 404 Lafayette Street (left) and 708 Broadway (right) in Manhattan's NoHo Historic District.

**New York University (NYU)** is the largest private university in the United States. Established on April 18, 1831 by **Albert Gallatin**, then Secretary of Treasury under **Thomas Jefferson** and **James Madison**, NYU has grown from a student body of 158 to over 55,000 students across three main campuses in New York City, Abu Dhabi and Shanghai, as well as at satellite campuses in Africa, Asia, Australia, Europe, and North and South America. Today, NYU is one of New York City's largest landlords with

approximately 171 buildings located across roughly 230-acres bounded by Houston Street to the south, Broadway to the east, 14th street to the north, and Sixth Avenue to the west.

In 2014, NYU expanded its real estate holdings with the \$157 million purchase of **708 Broadway** and **404 Lafayette Street** in the NoHo Historic District. NYU acquired the two properties, which are conjoined across higher floors, with plans to turn the 151,000 square foot space into a temporary athletic

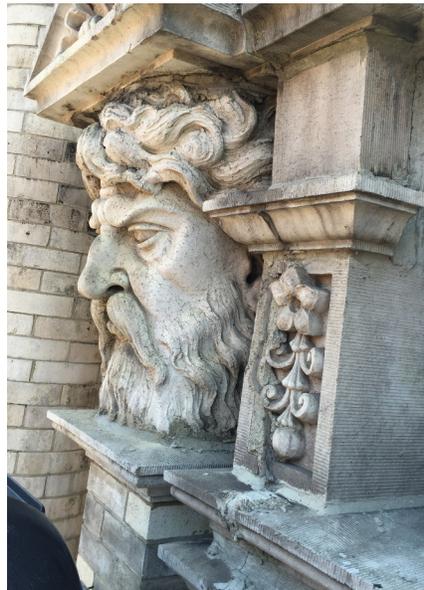
facility for students before being converted into NYU's **College of Global Public Health**, which is expected to finish in the fall of 2019.

**Skyline Restoration Inc.** has played an integral part in the conversion of 708 Broadway and 404 Lafayette Street, both of which are landmark buildings constructed in 1914, working alongside **Superstructures Engineers + Architects** to perform extensive façade and roof restoration at both locations.

EXTERIOR RESTORATION AT 708 BROADWAY & 404 LAFAYETTE STREET, NYC



Window arches before (left) and after (right) façade restoration.



The existing 'Head of Zeus' (right) was removed from 708 Broadway's façade, making way for a new terracotta statue (left) manufactured by Gladding McBean.

Beginning with **708 Broadway** - standing 10 stories high - Skyline performed 8,200 SF of brick and terracotta stone reconstruction, as well as extensive masonry repointing. Skyline crews also repaired and replaced the

terracotta on the top three floors of the west elevation, which required tremendous collaboration with manufacturer, **Gladding McBean**, to ensure the product matched the existing aesthetic details and statues

present on the façade. Furthermore, Skyline carried out corner and parapet replacement, steel lintel replacement and entire wall reconstruction at the north & east elevation of the 9th and 10th floors.

Simultaneously, Skyline completed 3,550 SF of masonry reconstruction, arch terracotta structural reinforcement and bulkhead replacement with a new **Siplast** roof system at **404 Lafayette Street**, which stands 8 stories tall. In addition, crews replaced steel lintels, performed structural ceiling repairs, window-opening permanent shoring, basement ceiling patching, and interior negative-side waterproofing. Crews also installed a free standing railing system on 404 Lafayette's roof, where Skyline worked hand-in-hand with **Kee Safety** to design a system that is safe and compliant with the NYC Department of Buildings (DOB).

Skyline undertook additional work at both locations, which includes asbestos abatement and sloped roof replacement utilizing a **Kemper** roofing system on both buildings' 1st and 2nd floors.

Work was completed in April 2018.

Owner:  
**New York University**  
 Architect/Engineer:  
**Superstructures Engineers + Architects**

Contractor:  
**Skyline Restoration Inc.**  
 Account Executive:  
**Bill Pierrakeas**  
 Project Manager:  
**Wilson Cajilima**

## Local Law 196 – One Year Later

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coordinator or site safety manager –and to NYC supervisors, including site safety managers, site safety coordinators, concrete safety managers, construction superintendents, and competent persons.

The law is focused on preventing job site accidents as the NYC construction boom continues and the number of construction workers rises.

*SKYlines* first reported on the legislation in its *Fall 2017 issue*, outlining key points in detail. The subsequent *Winter 2018 issue* included further information, and noted key dates to mark on the calendar. In our last issue, *Spring/Summer 2018*, *SKYlines* incorporated updates together with a report on the DOB's Build Safe/Live Safe Conference.

### KEY DATES AND HOURS OF TRAINING

**Phase 1**, which concluded on **March 1, 2018**, required all construction workers to show that they completed at least an OSHA-10 class to continue working. All workers could also take an OSHA-30 or

a DOB-approved 100-hour training program. Persons new to the construction workforce had to complete 10 hours of training before they could begin working, followed by the completion of 40 hours within six months to continue working.

The upcoming deadline for **Phase 2** is **December 1, 2018**, by which **workers** must have completed 30 hours of approved training. Acceptable means of meeting the requirement include completing an OSHA-10 with 20 additional DOB-approved training hours; or an OSHA-30; or a DOB-approved 100-hour training program.

Additionally, **supervisors** need to be trained for **62 hours** (NB: early literature reports 60 required hours). By December 1, the DOB will determine if the capacity to provide the training for workers and supervisors was sufficient, and may decide to extend the deadline until June 1, 2019, if necessary.

The final phase – **Phase 3** – has a proposed deadline of **May 1, 2019**. In addition to the above requirements, **workers** will need to have their Site Safety Training (SST) card, indicating an accumulated total of **40 hours** by taking 10-25

### TYPES OF SITE SAFETY TRAINING (SST) CARDS

The NYC Department of Buildings (DOB) determines compliance through inspections of training cards that need to be produced for DOB inspectors at site safety jobs. Failure to produce proper cards can result in penalties by the site owner, permit holder and employer of the worker of up to \$5,000 per worker. An additional penalty of \$2,500 is possible if the permit holder neglects to upkeep the workers' logs. Required cards, detailed in a bulletin issued by the DOB in May 2018, are:

**TEMPORARY SST CARD – 10 HOURS** - Expires after six months by which time training must be completed to receive a Limited SST Card or SST Card.

**LIMITED SST CARD – 30 HOURS** - Requires either an OSHA-10 and 20 additional hours; or an OSHA-30; or a 100-hour DOB approved training program. Prior training experience may be included. Expires by April 30, 2019 (or no later than August 31, 2020 if the DOB extends the deadline).

**SST CARD – 40 HOURS** - Workers have completed an OSHA-10 class and 30 hours of additional training; or an OSHA-30 class with 10 hours of additional training; or a DOB-approved 100-hour training program. Prior training experience may also be included. This will be effective May 1, 2019, or September 1, 2020 (depending on if the deadline is extended as noted above), and expires after five years. This is renewable upon applicants showing that they have completed eight training hours in the one-year period preceding submission of a renewal application.

**SUPERVISOR SST CARD – 62 HOURS** - Expires after five years and is renewable upon applicants showing that they have completed 16 training hours specified by the DOB in the one-year period preceding submission of a renewal application.

additional DOB-approved training hours or a DOB-approved 100-hour training program. Phase 3's deadline may be extended to September 1, 2020 if the DOB determines it's necessary.

The goal, when fully phased in, is for **workers** at job sites that require a Site Safety Plan to have received a minimum of **40 hours** of training and for **supervisors** to have a minimum of **62 hours** of training.

Those who are **excluded** from the ruling and do NOT require the training are: delivery persons; flag persons; professional engineers; registered architects; special inspectors; DOB licensees who are not safety professionals as noted previously; workers at job sites that involve minor alterations; and workers constructing new 1-, 2- or 3-family homes.

### TOPICS AND ELECTIVES

Some of the key topics covered in the training are: fall prevention; supported scaffold user and refresher; and drug and alcohol awareness. Approved topics for general and specialized electives include, but are not limited to: handling heavy materials and proper lifting techniques; conducting pre-task meetings and 'Tool Box' talks; hoisting and rigging; and electrocution prevention. Specialized electives include: cranes, dericks, hoists, elevators and conveyors; scaffolds-suspended; concrete and masonry construction; steel erection; asbestos/lead awareness; and occupant protection (work in occupied buildings).

For a complete list, visit:

<https://www1.nyc.gov/site/buildings/industry/dob-approved-courses.page>

### COURSE AND COURSE PROVIDER REQUIREMENTS

In July 2018, the DOB issued a bulletin pertaining to Local Law 196 course and course provider requirements.

Below are some **key points** for training taken in-person or online after October 16, 2017 – (online training received prior to the date the law went into effect continues to be accepted):

- In-person training: The provider must confirm the individual's identity and ensure that the training is actively observed.
- Actively proctored online training: 'Actively proctored' means that the provider must identify the individual prior to providing access to the training. Additionally, the individual being trained must attest that he/she is the person receiving the online access and that he/she will complete the training without assistance. The online program must have secure access and monitored participation during the course of training to ensure the person is present throughout the training's duration.

#### The cards must contain:

- Security features designed to deter forgery and counterfeiting – the cards cannot be reproduced using common technologies open to all.
- A unique ID number
- A photograph of the person – can be color or black & white
- The printed name of the card holder with a signature
- The date of course completion
- The expiration date
- The name and address of the course provider issuing the card
- A description of the type of training and number of credit hours completed

#### The course provider is required to:

- Maintain a record of all cards – temporary, limited, site safety, or supervisor site safety training cards – for a minimum of seven years.
- Maintain a secure online verification system containing an up-to-date list of the names of the cardholders, ID numbers, issuances, and expiration dates. This verification must be available to the City, the DOB and contractors.
- Report the number of all cards issued each quarter as of July 1, 2018 and then on October 1, January 1, April 1, July 1, and each year thereafter.

The DOB website includes a list of approximately 60 DOB-approved course providers. It notes too that there are OSHA trainers who conduct 10 and 30-hour Outreach Training classes in construction, general industry, maritime, or disaster site work. For complete information on the July 2018 bulletin, please visit:

[https://www1.nyc.gov/assets/buildings/pdf/course\\_provider\\_sn.pdf](https://www1.nyc.gov/assets/buildings/pdf/course_provider_sn.pdf).

For general questions about the training requirements, contact [LocalLaw196@buildings.nyc.gov](mailto:LocalLaw196@buildings.nyc.gov)

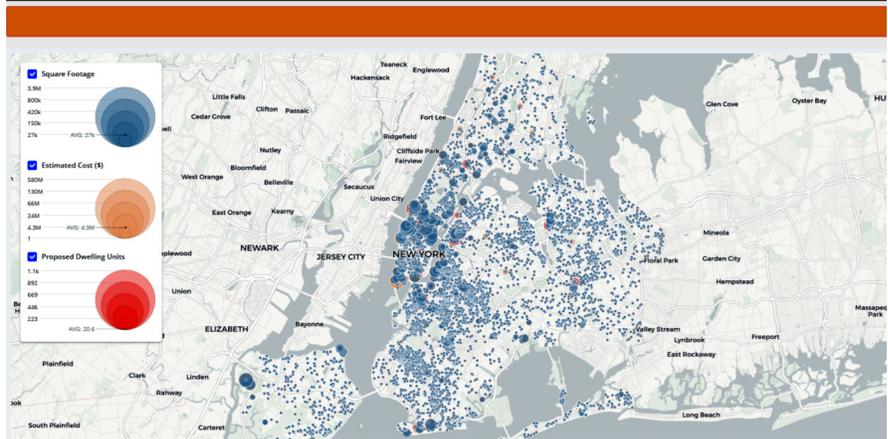
## Real-Time Interactive Map Shows All Major Construction Projects in NYC

In August 2018, the NYC Department of Buildings (DOB) published a new, real-time interactive map of all major construction projects in the city, showing the almost 200 million square feet – over seven square miles – of buildings currently under construction in the City.

The map is the latest in a series of interactive dashboards, reports and data tools released by the DOB.

A press release issued by the DOB quotes **Commissioner Rick Chandler, P.E.**, saying that: “This real-time map puts the power of the DOB’s data in the hands of all New Yorkers - giving detailed information about construction on your block, your neighborhood, and across the city. The public owns this data, and we are committed to putting it to work for all New Yorkers.”

NYC Active Major Construction



The DOB’s interactive map of construction projects shows almost 200M square feet – close to seven square miles – of buildings currently under construction in the City.

The map shows active permits issued by the DOB for new buildings, as well as alteration projects involving the enlargement of an existing building. It automatically updates in real-time as new permits are issued and existing permits expire. The public can sort, search and view permit data by building type (commercial, residential, etc.); the proposed number of dwelling units; square footage; estimated cost; community board boundaries; and general contractors for the project. It also

provides snapshots of the largest development projects going up around the city, enabling the public to track which general contractors have the most square feet under construction.

Visit the DOB’s Data & Reporting page:  
<https://www1.nyc.gov/site/buildings/about/metrics-reports.page>

View the Interactive Map:  
<https://www1.nyc.gov/assets/buildings/html/nyc-active-major-construction.html>



## Family Day Fun

On August 25th, Skyline employees and their families gathered together to enjoy Family Day at Andromeda’s building in LIC, where the parking lot was converted into a playground for the day!

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