1.0 PURPOSE:

This document describes permitting requirements for demolitions.

2.0 REVISION HISTORY:

New standard operating procedure. Renumbered SOP from 410.9 on 12/30/10. Revised 09/13/12 to include criteria for asbestos and dust control.

3.0 PERSONS AFFECTED:

Permitting and inspection staff.

4.0 ADMINISTRATIVE POLICY:

Demolitions shall be permitted and inspected in accordance with the procedure contained herein. Either a “Demo” specific permit shall be obtained or the demolition may be incorporated within a general remodeling permit containing the word “demo” in the permit description.

5.0 DEFINITIONS:

Not applicable.

6.0 RESPONSIBILITIES:

Not applicable.

7.0 PROCEDURES:

7.1 Permitting

A permit shall be obtained for all demolitions of structures regulated by the Building Code. The following items shall be reviewed:

- Verification that the demolition shall not adversely affect other structures.
- Verification that utilities are secured.
• If structure is on septic, septic system may remain in capped state or
  septic system may be abandoned by pumping and crushing tank and
  filling with sand.
• PDEQ asbestos (NESHAP) permit is required if building comprises
  greater than 4 dwelling units or if building is commercial and demolition
  includes load-bearing members.
• PDEQ fugitive dust permit required if greater than 1 acre of surface is
  stripped, if greater than 300 ft of trench is cut or if blasting is conducted.
• If site is in the floodplain, it shall require RFCD review.

Fees for demolitions shall be assessed as one hour of “reinspection” in addition
 to the base permit fee. The inspection item to be inserted is “9050 Investigative
 Inspections.”

7.2 Inspections

An inspection shall be called prior to building demolition to verify that all
 utilities to include electrical, fuel, water and waste connections have been
 disconnected and secured. Upon successful verification that the utilities have
 been secured, the inspector shall record a partial approval and enter a note
 requesting the applicant recall the inspection item once the structure is
 demolished and the site cleaned up.

If the permit requires the septic tank to be pumped, crushed and filled in with
 sand, compliance shall be confirmed in the field during the inspection.

Upon successful verification that the structure has been removed, that the
 utilities remain secured and that the site is left in a safe and clean condition, the
 inspection item may be approved and the permit closed.