

Demolition Permits Instruction Sheet

1. Approved **sediment control plan** (York County Conservation 717-840-7430) must be attached to application if area to be disturbed is 1 acre or more. If 5,000 sq. ft. or less than 1 acre, a written sediment control plan must be attached to this application and also kept on the demolition site.
2. Complete **application and demolition regulations form** obtained from Township office.
3. Responsibility for representing **property boundaries** is with the landowner. If survey stakes are not in place, the owner shall place stakes representing corners and road right-of-way locations and be willing to accept the responsibility for error.
4. Submit a **site plan** drawn to scale (1"=20' preferred) showing the following: Property lines with measurements, existing buildings, distance of building to be removed to property lines, driveway location, existing or proposed wells, springs or streams, swales or ditches, existing method and location of erosion and sediment control, and existing septic systems.
5. Submit a check for the required amount, payable to **Peach Bottom Township for building permit fees**.
6. A check for **UCC inspections and administrative fees** will be required **prior to issuance** of the UCC permit. These fees will be determined during plan review based on the required inspections for each proposed project. Upon completion of the plan review, the UCC permit must be picked up at the Peach Bottom Township Office and required fees paid.
7. **All permits must be posted and maintained at the site at all times.** The UCC inspector will document each visit on these permits.
8. Upon completion of the project, you must bring the building permit form with all inspections documented on it, back to the Peach Bottom Township Office to receive **Use and Occupancy for UCC** purposes from Keith Hunnings, **Building Code Official**.
9. A **final inspection** by the Zoning Officer will be required to obtain **Use and Occupancy from Peach Bottom Township**.

Two copies of the application, site plan, erosion sediment control plan, and demolition regulations forms must be submitted to the Building Code Official to be considered a complete submission. **Incomplete submittals will not be accepted.** Any additional questions, please call Peach Bottom Township Office at 456-5083 Monday-Friday 8:00am – 3:00 pm. or e-mail pbtwp@zoominternet.net

DEMOLITION PERMIT APPLICATION

OFFICE USE ONLY

Application date: _____ Permit #: _____
Zoning District: _____ Zoning Officer Approval: _____
Tax Map: _____ Parcel: _____ BCO Approval: _____
Sewage Permit: _____ FEES: _____
Highway Occupancy Permit: _____ Zoning: _____
Well Permit: _____ Storm Water Insp.: _____
Use & Occupancy Permit: _____ MDIA: _____
UCC Admin: _____

1) _____ 2) _____
Land owner(s) name (print) Phone number

3) _____
Land owner(s) address

4) _____
Construction/Demolition site address (if different from above)

5) _____
Contractor name & address (print)

_____ 6) _____
Phone number

7) Classification of Work: Repair Change of occupancy
 Alteration Addition Relocation Demolition

8) Brief description of work: _____

9) Value of proposed work (including labor & materials) _____

10) Water: well public other _____

11) Sewer: on-lot public other _____

Attached are all required construction/demolition documents and other such data and information as required by the Code Official:

- site plan structural plan floor plan well permit septic permit
- erosion and sediment control plan storm water management plan
- demolition requirements workman's compensation form

I/We the undersigned, hereby apply for a permit for the purposes described in this application and the attached plans. I/We assume responsibility for the establishment of official property lines before construction/demolition. I/We understand that permit issued subsequent to this application in no way constitutes approval as to the location or grade of any building or structure by the Township unless permittee secured lines, grades and instructions from Township Engineer.

In signing this application, the applicant verifies that the facts and estimated value set forth herein have been examined and to the best of his/her knowledge are true, correct and complete. Furthermore, the applicant understands that this permit is granted on the express conditions that the stated construction/demolition is in compliance with the Municipal Ordinances and the Uniform Construction Code and may be revoked at any time upon violation of any provisions of the said Ordinances. Any person submitting to any Township official or body any information, statements or documents known by such person to be false or containing false or misleading information, shall be subject to prosecution pursuant to the provisions of 18 Pa. C.S.A. §4904 and subject to the criminal penalties provided pursuant to that section.

Applicant: _____ (print)

Applicant
Signature: _____ Date: _____

Signature of Zoning Officer: _____

Signature of Building Code Official: _____

Signature of Plan Reviewer: _____

Granted Date: _____ Expiration Date: _____

Denied Date: _____ Reason: _____

Worker's Compensation Insurance Coverage Information
(Attach to building permit application)

A. The applicant is

A contractor within the meaning of the Pennsylvania Worker's Compensation Law

() Yes () No

If the answer is "yes" complete Sections B and C below as appropriate.

B. Insurance Information

Name of Applicant _____

Federal or State Employer Identification No. _____

Applicant is a qualified self-insurer for worker's compensation.

() Certificate Attached

Name of Worker's Compensation Insurer _____

Worker's Compensation Insurance Policy No. _____

() Certificate attached

Policy Expiration Date _____

C. Exemption

Complete Section C. if the applicant is a contractor claiming exemption for proving worker's compensation insurance.

The undersigned swears or affirms that he/she is not required to provide worker's compensation insurance under the provisions of Pennsylvania's Worker's Compensation Law

for one of the following reasons, as indicated.

() Contractor with no employees, Contractor prohibited by the law from employing any individual to perform work pursuant to this building permit unless the contractor provides proof of insurance to the Township.

() Religious exemption under the Worker's Compensation Law.

Subscribed and sworn to before me this

_____ day of _____ 20_____

(signature of Notary Public) _____

My commission expires: _____

Signature of applicant _____

Address _____ County of _____

_____ Municipality of _____

Demolition Requirements

The following requirements are not all inclusive. It is a general list of requirements for demolition.

Compliance with Chapter 33 of the International Building Code and the International Fire Code by reference is required for all demolition permits.

1. The receipt of a UCC demolition permit does not relieve the permit holder of compliance responsibilities under other Township, Borough, State or Federal laws and regulations, including **but not limited to:** asbestos remediation, advanced notification to the PA Department of Environmental Protection and the US Environmental Protection Agency of demolition work, historic preservation, erosion and sediment control, zoning and the capping of any sewer and water connections.
2. There must be a fire extinguisher on site. (IBC 3303.4)(IFC 1415)
3. No methods of demolition will be permitted which will not insure all phases of such demolition being strictly within the limits of the demolition areas, and without hazard to adjacent properties, or to the public. (IBC 3307 and 3307.1)
4. Under no circumstances shall any structure be set afire unless done so in strict compliance with Chapter 14 of the International Fire Code and any other applicable sections of the International Fire Code. Documentation showing the method of compliance must be attached to this application.
5. Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties and public rights-of-way. (IBC 3302.2) (The Solid Waste Management Act Section 610)
6. All rubbish and debris found on the demolition area at the start of the work as well as that resulting from the demolition activities or deposited on the site by others until final inspection and approval shall be removed and legally disposed of by the contractor who shall keep the project area and public right-of-way reasonably clear at all times. Furthermore, the contractor shall remove all demolition debris from the site each day or place in an on-site dumpster. (IBC 3302.2 and IFC 1404.2)
7. Where a structure has been demolished or removed, the vacant lot shall be filled with *clean fill* and maintained to the existing grade. (IBC 3303.4) *Clean fill* – Uncontaminated, non-water-soluble, non-decomposable inert solid material. The term

includes soil, rock, and stone, dredged material, used asphalt, brick, block or concrete from construction and demolition activities that is separate from other waste and recognizable as such. (25 Pa. Code §§ 271.101 and 287.101)(As defined in DEP Clean Fill Guidelines: 258-2182-773PO)

8. Provisions shall be made to prevent accumulation of water or damage to any foundations on the premises or the adjoining property. (IBC 3303.5)
9. All sewer lines are to be located, cut, and plugged at the property line closest to the service line. For on-lot systems, the line must be capped at the connection to the septic tank. (IBC 3303.6)
10. Verification from all applicable utilities is required to confirm disconnects/shut-offs, etc. (IBC 3303.6)
11. Property installed erosion and sediment controls shown on your E&S plan must be in place prior to disturbing any soil and must be maintained until such time as there is 70% coverage of vegetation. All runoff flowing over and through disturbed and/or exposed areas must pass through a BMP (ex. Silt fence, sediment trap). (25 Pa. code Chapter 102.22).
12. When the site is at final grade, topsoil should be uniformly distributed over all disturbed areas to a minimum depth of six (6) inches. (York County Conservation E&S Guide for Single Lot Projects)
13. All requirements of the 2009 International Building Code pertaining to demolition must be complied with.

I have read the above requirements and agree to comply with the same.

Print Name: _____ **Date:** _____

Signature: _____