



Demolition Permit Application

Scott Township
301 Lindsay Road
Carnegie, PA. 15106
412-276-5300 Ext 216

For Internal use only – to be completed by Code Enforcement Office

Zoning District: _____ Lot & Block: _____ Zoning Hearing: **Y / N**

All sections of this application must be completed in their entirety, or the application will be rejected. Please note that applications will be processed in the order that they are received.

PROPERTY OWNER

Property Address _____

Property Owner _____

Owner Address _____

City, State _____ Zip Code _____

Phone No. _____ Cell Phone No. _____

Email Address _____

DEMOLITION CONTRACTOR

Company Name _____

Contact Name _____

Address _____

City, State _____ Zip Code _____

Phone No. _____ Cell Phone No. _____

Email Address _____

PA Certification No.: _____

ASBESTOS ABATEMENT CONTRACTOR

Company Name _____

Contact Name _____

Address _____

City, State _____ Zip Code _____

Phone No. _____ Cell Phone No. _____

Email Address _____

PA Certification No.: _____



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NOTE: All demolition work shall comply with the Township of Scott Demolition Ordinance – Ordinance No.: 1666-22.

DESCRIPTION OF PROPOSED WORK

1. Commercial: _____ Residential: _____
2. Gross floor area to be demolished: _____ SF (include the sum area of all floor levels)
3. Estimated date for demolition work to begin: _____
4. Estimated date for demolition work to be completed: _____
5. Estimated date for asbestos abatement work to begin: _____
6. Estimated date for asbestos abatement work to be completed: _____
7. Is any work proposed in the road right-of-way? _____ YES _____ NO
(If YES, a street opening permit / highway occupancy permit is required)
8. Does the building to be razed include a common building wall? _____ YES _____ NO (If YES, plans must be signed and sealed by a Pennsylvania licensed engineer / architect)
9. Will excavation / fill work be performed beyond the limits of the building demolition area?
_____ YES _____ NO (If YES, a Grading Permit is required)
10. Total Cost of Demolition Project \$ _____ (material & labor)
11. Describe the proposed scope of the demolition and restoration:



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SUBMITTAL REQUIREMENTS

NOTE: All submittals must include the application fee, one (1) copy of the completed Payment Verification Form, two (2) copies of the completed application and two (2) copies of all required plans & submittal documents.

Please provide the following information, as applicable, for the work for which a demolition permit is sought.

Site Plan / Survey: _____ Architectural Drawings: _____
Structural Drawings: _____ Soil Report: _____
Asbestos Survey Report: _____ ACHD / EPA Notification: _____
Scope of Demolition: _____ Scope of Renovation: _____
Current Certificate of Insurance: _____
Surety Bond / Irrevocable Letter of Credit: _____
Pre-Demolition Photographs / Video: _____
Erosion & Sedimentation Control Plan: _____
Township Street Opening Permit / State or County Highway Occupancy Permit: _____

Additional documents/information may be required as deemed necessary by the Building Code Official (BCO)

IMPORTANT: Demolition must be completed within thirty (30) days of the issuance date of the permit, unless otherwise authorized. See the attached Demolition Notes for additional Regulations.

I hereby agree to be bound by the provisions of the ordinances, specifications, regulations, and restrictions as may be imposed by Scott Township regarding this application. I verify that the statements made in this application are true and correct. I understand that any false statements herein are made subject to the criminal penalties of 18 Pa. C.S. as 4904.

Property Owner's Signature

Date of Application

Print Property Owner's Name

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Fee \$ _____

Code Enforcement Officer's Signature

Date Approval



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DEMOLITION NOTES / REGULATIONS

- A. Comply with all requirements of the current Pennsylvania Uniform Construction Code or if such Code is no longer in effect in the Township, then the current building code as adopted by the Township pertaining to demolition.
- B. Comply with the PA One Call law prior to the start of any demolition or excavation.
- C. Comply with all State, County & Township occupancy/access/opening regulations for all work performed within the street right-of-way.
- D. To prevent unnecessary spread of dust during performance of exterior demolition work, thoroughly moisten surfaces and debris as required to prevent dust being a nuisance to the public, neighbors, and concurrent performance of other work on the site.
- E. Insect, bug, and vertebrate pest (rodents, raccoons, possums) control/removal to be performed prior to building demolition so that insects, bugs, rodents, raccoons, possums, etc. do not disperse from the demolition site and infest neighboring properties. The Contractor(s) performing this work shall have experience with commercial and residential accounts as appropriate; have experience and training in pest management; have experience with various control techniques, equipment, and strategies; and shall carry any applicable state or county licenses or certifications. Removal shall occur as close as practical to demolition to discourage the building from being re-inhabited.
- F. Streets and walkways shall be kept continually free of dirt and debris resulting from demolition operations.
- G. Protection of adjoining property requirements: All methods of demolition shall be strictly confined to the subject property. Adjoining public and private properties shall be protected from damage during demolition work. Provisions shall be made to control water run-off and erosion during demolition activities. The person making or causing the demolition shall provide written notice to the owners of adjoining buildings that demolition will begin. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of excavation. The contractor shall post a prominent sign at the demolition site advising of the upcoming demolition well in advance of the work (a minimum of three (3) days is required).



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- H. Pedestrian Protection: The work of demolishing any building shall not commence until the following pedestrian protection is in place:
 - a. Signs shall be provided to direct pedestrian traffic.
 - b. Sufficient walkways shall be provided in front of every demolition site unless the sidewalk is fenced-in or closed as authorized in the demolition permit.
 - c. Directional barricades shall be used where walkways extend into the street.
 - d. Construction railings shall be used to direct pedestrians around the construction area.
 - e. Barriers and covered walkways may be required depending on the scope of the demolition project.
 - f. The contractor shall provide fencing and other barriers to control the spread of dust during and after demolition and to keep children and other pedestrians away from the demolition site.

- I. The exact location of all existing underground structures and utilities such as pipes, drains, sewers, electric lines, telephone lines, cable TV lines, gas lines and water lines, underground or above ground storage tanks, wells, or on-lot sewer systems, and the character of all soil materials and conditions shall be determined before actual demolition commences.

- J. Utility Disconnections: Service utility connections shall be disconnected and capped in accordance with the approved rules and requirements of the authority having jurisdiction. Provide a letter from each utility indicating the termination was inspected by said utility company and that the termination is complete.
 - a. Public water service shall be shut off at the service shut off valve and the service terminated in accordance with Pennsylvania American Water Company service termination procedures.
 - b. Sewer Service shall be cut and capped at the property line closest to the service line. The Contractor shall install a tee connection with a vertical riser extending to grade. The vertical riser and the end of the tee connection shall be capped or plugged. A casting marked "sewer" shall be installed over the riser.
 - c. Gas service shall be shut off at the gas service and disconnection of service shall be in accordance with the authority having jurisdiction.
 - d. Electric wires shall be disconnected in accordance with the requirements of Duquesne Light Company (DL). DL shall be contacted for termination of service.
 - e. Telephone, cable, and communication cables shall be disconnected in accordance with the requirements of the communication company having jurisdiction.

- K. Explosives shall not be used to demolish any unit of structure.

- L. Under no circumstances shall any structure be set afire unless previously authorized.



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- M. All buildings shall be completely razed. All floor construction over basements shall be removed; interior basement partitions and pieces of solid masonry construction shall be removed. All basement, cellar or foundation walls will be completely removed.
- N. All existing concrete floors below grade are to be removed or if the floor is 18" or greater below final grade, the floor shall be broken sufficiently (no pieces over 24" in size) to prevent potential below grade water accumulation.
- O. Contact the Scott Township Code Enforcement Office to schedule the required "void inspection" required for authorization to backfill.
- P. Asbestos Removal: The County, State and Federal (EPA) regulations require any institution, public or industrial buildings and any residential structures of five (5) dwelling units or more, and any residential structure of four (4) dwelling units or less that is abutting to an existing institution, commercial, public or industrial building must be inspected for asbestos containing material. Inspections must be performed by a person licensed by the Department of Labor and Industry and abated in accordance with the Allegheny County Health Department regulations. For additional information and forms contact the Allegheny County Health Department at (412)-578-8133.
- Q. Provide Lead Abatement Plan as required by Federal, State, and County Law. The plan should provide a full description of the lead abatement and provide a series of approvals and inspections.
- R. Hazardous building components must be disposed of in accordance with county, state, and federal regulations.
- S. Storage or sale of removed or salvaged items on the site will not be permitted.
- T. All rubbish and garbage shall be removed from the project site as it occurs, but not less than weekly, and such rubbish and garbage shall be legally disposed of off-site at an approved disposal facility.
- U. Construction debris from demolition shall be contained on site.
- V. All rubbish and debris found at the demolition site, which was disposed on the site by others, shall be removed and legally disposed by the contractor who shall always keep the project area and public right-of-way reasonably clear until a final inspection is performed, and approval is granted.
- W. All materials used for restoration of roadways shall conform to the Township's Construction Standards and Details.



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X. All disturbed areas shall be restored with seed, fertilizer, and mulch. All materials used in the demolition backfill and yard restoration shall conform to the following sections of the Pennsylvania Department of Transportation's Publication 408, latest edition.

a.	Backfill Material	206.2
b.	Topsoil	802.2
c.	Seeding	804.2 Formula B
d.	Mulching	805.2

Y. Topsoil: Acceptable friable loam that is reasonably free of subsoil, clay lumps, brush roots, weeds other objectionable vegetation, stones, other foreign material larger than two inches (2") in any dimension, litter and/or other material unsuitable or harmful to plant growth. Topsoil must be spread over the entire lot at a 4" minimum depth.

Z. The lot is to be fine graded to match existing grades. Lot shall be seeded and mulched.

AA. Grade site to provide positive drainage and not cause a nuisance to neighboring properties.

BB. A record plan (as-built) shall be provided to the Township that shows the location of the terminated utilities, triangulated to permanent physical features.

CC. A final inspection is required to complete the permit process. All required submittals must be received before the "final inspection" is scheduled. Contact the Scott Township Code Enforcement Office to schedule the 'final inspection.

I hereby agree to be bound by these regulations and all other provisions of the ordinances, specifications, regulations, and restrictions as may be imposed by the State, County and Township regarding this demolition permit.

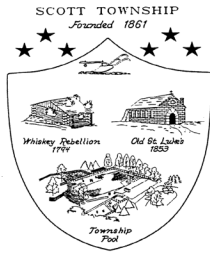
Property Owner's Signature

Date

Print Property Owner's Name

Address

City / State / Zip Code



Scott Township Verification of Payments

Note: This section is to be completed by the Property Owner and included with the permit application package. No permits will be approved if past due payments are owed.

Date: _____ **Lot/Block:** _____

Property Address: _____

Property Owner: _____

Owner's Street Address: _____

City/State: _____ **Zip Code:** _____

Owner's Phone Number: _____

Note: This section is to be verified and completed by the Tax Office:

Real Estate Taxes Paid: **Yes:** _____ **No:** _____

Sewer Bill Paid: **Yes:** _____ **No:** _____

Other Municipal Fees, Taxes
and/or Liens: **Yes:** _____ **No:** _____

Earned Income Taxes Paid: **Yes:** _____ **No:** _____

Verified By: _____ **Date:** _____

Note: The Tax Office is to also validate the above information with the Delinquent Tax Collector and the Act 511 Tax Collector

Other Fees, Charges,
Judgements and/or Liens: **Yes:** _____ **No:** _____

Verified By: _____ **Date:** _____