DEMOLITION PERMIT

RESIDENTIAL AND COMMERCIAL

Town of Brookfield

Procedure for Obtaining a Demolition Permit

****PLEASE READ CAREFULLY****

Failure to comply with these requirements may delay the issuance of a permit.

The Permit Application documents must be completed in ink or typed. The following is a list of the documents and information that must be submitted in order to process your application.
The Land Use Office staff will ensure that the materials are distributed to each of the Land Use departments for review.

Demolition Permit Document Checklist

• Written Request for Demolition Permit from Owner of Record • Printed statement indicating the signers' intention to follow the provisions of the State Demolition Code *[CT. Demolition Code §29-406]* • **Both** owner **and** Demolition contractor to sign permit application
• Proof of Notice to All Adjoining Property Owners ***Sec.29-407*** • Proof of Notice to All Persons, firms, & other entities who or which have on file with the Building Official a Written request that they receive said Notice. ***§ 96-8 (B) ** See attached List**** *Also See §96-7, §96-8A, B, & C, §96-9, §96-10 & §96-11*
• Written release from all Public Utilities *[CT. Building Code §116.1, CT. Demolition Code §29-406]*
• *Submit Certificate of Insurance with the following specifications: **To Be Submitted For <u>All</u> Demolition Permits: <u>Specifying Demolition Purposes</u>; <u>*Town of Brookfield as*</u> <u>an Additional Insured; Coverage Amounts not to be less than</u>** Bodily injury liability – $100,000/person; $300,000 aggregate * Property damage of at least $50,000/accident with an aggregate of at least $100,000 * *[CT. Demolition Code §29-406]*, ***<u>AND</u>*** **<u>a Separate Declaration from the Contractor on Company Letter Head Stating The Town and its agents held harmless from any claim(s) arising out of negligence in course of demolition operations</u>** *[CT. Demolition Code §29-406]*
• Submit Certificate of Registration for Demolition business (Not required if Owner is demolishing his own single family dwelling **and** is present on site while demolition is in progress *[CT. Demolition Code §29-402]*
• Detailed explanation of where Material, Rubbish & Debris will be taken for disposal
• Copy of Field Card from ***<u>Assessor's Office</u>***
• Authorization from Brookfield Historical Commission *(if building is in the Historic District).*

*Updated 01/12/2015 to Reflect Memo Dated 09/24/2014 from DAS, Division of Construction Services
F Drive: Land Use, Form Originals, Building, Demolition Checklist

COMPANY LETTER HEAD
NAME
ADDRESS

HOLD HARMLESS AGREEMENT

TO: TOWN OF BROOKFIELD

FROM:

PROPERTY
LOCATION:

DEMOLITION PERMIT #:

In consideration of ONE DOLLAR ($1.00) and the promises contained herein, _____, the undersigned demolition contractor and demolition permit holder ("Releasor"), pursuant to General Statutes section 29-406, does hereby release, discharge, indemnify and hold harmless the TOWN OF BROOKFIELD ("Releasee"), a municipal corporation, organized and existing under the laws of the State of Connecticut, and its officers, employees, agents, servants, successors and assigns, from any and all claims, losses, actions, costs and expenses (including but not limited to court costs and attorneys fees), judgments, subrogations or other damages resulting from injury to property or persons arising out of the negligence of the Releasor, its agents, employees, successors or assigns in the course of the demoition operations or occasioned by said activity.

Dated this_____day of August, 2014.

_____
Duly Authorized Individual or Officer
Of Demolition Permit Holder

SAMPLE

§ 96-7 Issuance of permit.

The Building Official shall not issue a demolition permit except upon receipt of a completed application signed by the property owner and the person or firm who or which is to undertake said demolition, together with all required supporting documentation, the required application fee and proof that all adjoining property owners have been notified of the proposed demolition. With respect to any building which is more than 50 years of age and not located within an historic district as defined by C.G.S. § 7-147d(b), no demolition permit shall be issued until thirty (30) days after the date that the application is filed with the Building Official and published as herein provided. The Building Official may waive said thirty (30) day waiting period with respect to buildings more than 50 years of age upon finding that immediate demolition of the building is required in the interest of public health or public safety. The Building Official shall increase the waiting period to a total of ninety (90) days, upon receipt of a certification accompanied by a written narrative and description of the historic significance of the building signed by the Chair of the Historic District Commission or designee.

§ 96-8 Buildings more than fifty years of age.

In addition to the requirements contained in §§ 96-5, 96-6 and 96-7 of this article, no building more than 50 years of age shall be demolished and no demolition permit therefor shall be issued until the following requirements have been fulfilled:

A.
The Building Official has caused a legal notice of said application to be published in a newspaper having a general circulation in the Town of Brookfield. Said notice shall contain the address of the property, the names and addresses of the applicants and the date of the application. Said notice shall be published within 14 days of the date that the application is filed with the Building Official.

B.
Proof that the applicant has notified all persons, firms and other entities who or which have on file with the Building Official a written request that they receive said notice. The form, contents and method of notice shall be the same as is required for notice to adjoining landowners.

C.
Thirty days (or ninety days if certification by the Chair of the Historic District Commission or designee shall been received as set forth hereinbefore) have elapsed since the date of the filing of the application and published as herein provided, unless the Building Official has found that immediate demolition of the building is required in the interest of public safety or public health.

§ 96-9 Request for notice.

Any person, firm or other entity may file a written request with the Building Official requesting written notification of all applications for permits to demolish any building which is more than 50 years of age. Said request shall remain effective for a period of five years from the date that it is filed.

§ 96-10 Definitions.

DEMOLITION ORDINANCE

§ 96-8 Buildings More Than Fifty Years of Age.

B. Proof that the applicant has notified all persons, firms and other entities who or which have on file with the Building Official a written request that they receive said notice. The form, contents and method of notice shall be the same as is required for notice to adjoining landowners.

List of All Persons, Firms or Other Entities Who Wished To Be Notified:

Ellen Sturges
827 Old Buck Creek Road
Longs, SC 29568
(§ 96 9: Date we were notified 05/23/2012)

Jacqueline Salame, RA, AIA
Tour de Force Designs LLC
148 Whisconier Road
Brookfield, CT 06804
(§ 96 9: Date we were notified 06/05/2012)

For purposes of this article, a "building" is defined as any structure having a roof and intended for the shelter, housing or enclosure of persons, animals or materials.

§ **96-11 Violations and penalties.**

Any person who violates any provision of this article shall be fined not more than $500 or imprisoned not more than one year, or both.

The provisions of this Ordinance shall become effective on the twenty-first (21) day following its adoption and publication as required by law.

Adopted by the Board of Selectmen of the Town of Brookfield on February 6, 2012.

William Davidson, First Selectman
Howard Lasser, Selectman
George F. Walker, Selectman

Building Permit # _____ **Activity #:** _____

TOWN OF BROOKFIELD
DEPARTMENT APPROVAL CHECKLIST

Property UID# _____

Property Address: _____

Project Description: _____

Applicant: _____ **Phone # :** _____

Owner of Record: _____ **Phone #:** _____

Subdivision Name: _____ **Developer's Lot #** _____

The applicant is responsible for obtaining all required signatures

Department	Approved By:	Date	Comments/Stipulations
1. Tax Collector			
2. Historic District 775-2538			
3. Candlewood Shores 775-1172			
4. Public Works Dept.			
5. Inland Wetlands			
6. Zoning			
7. Health Department			
8. WPCA			
9. Fire Marshal			Read & Sign Review Sheet
10. Building Dept.			

FINAL APPROVALS

1. Historic District 775-2538			
2. Inland Wetlands			
3. Zoning Compliance Certificate			
4. Health Dept			
5. WPCA			
6. Fire Marshal Final Inspection			

** *The Building Dept., will schedule a final inspection after receipt of this completed checklist and a request for a final inspection.* **

7. Building Dept.** Final Inspection			

Rev. 4/10

Permit Fee: $_____ + State Fee: _____ = Total Fee: $_____

Tax Collector
_____Approved _____Denied
_____Date: _____

PERMIT #: _____

This Item For Office Use

Town of Brookfield
PERMIT APPLICATION
DEMOLITION ONLY

APPLICATION DATE:_____ PROPERTY ID#:_____

Property Street Address:			
Owner Name and Mailing Address:			Phone:
Applicant Name:			Phone:
Contractor Name:			Phone:
Contractor Address:			
Contractor License #:			Exp. Date:
Assessed Valuation of Building:	$	Building Age:	

Description of Work:

_____

_____

Start Date:_____ Completion Date:_____ Value of Work: $_____

I hereby certify that I am the owner of record of the above named property, or that the proposed work is authorized by the owner and that I have been authorized to make this application as the designated agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature: Owner/Agent Date Signature: Contractor Date

Building Official Approval Date Witness Authorization Acknowledgement Date

Historic Commission Approval Date

09/10

STATE OF CONNECTICUT
WORKERS' COMPENSATION COMMISSION

Building Permit Affidavit for Property Owners or Sole Proprietors
(Conn. Gen. Stat. § 31-286b)

Property located at _____

In the town of _____

Name of building permit applicant: _____

Please check one:

1. ___ I am the owner of the above property.
2. ___ I am the sole proprietor of a business.

2A. Name of business _____

2B. Federal Employer Identification Number (FEIN)_____

Pursuant to § 31-286b, "a property owner or sole proprietor [who] intends to act as a general contractor or principal employer" may provide either a certificate of workers' compensation insurance or a "sworn notarized affidavit... stating that he will require proof of workers' compensation insurance for all those employed on the job site in accordance with this chapter."

Please check one:

1. ___ I do not intend to act as a general contractor or principal employer.
[Sign and stop here]

_____
Signature of applicant

2. ___ I intend to act as a general contractor or principal employer. Applicant must either provide a certificate of workers' compensation insurance or sign the affidavit below.

Affidavit

I hereby swear and attest that I will require proof of workers' compensation insurance for every contractor, subcontractor, or other worker before he/she engages in work on the above property in accordance with the Workers' Compensation Act (Chapter 568).

I understand that pursuant to § 31-275 C.G.S., officers of a corporation and partners in a partnership may elect to be excluded from coverage by filing a waiver with the appropriate District Office; and that a sole proprietor of a business is not required to have coverage unless he files his intent to accept coverage.

_____
Signature of applicant

Subscribed and sworn to before me this _____ day of _____, 200__.

_____ (Notary Public/ Commissioner of the Superior Court)

Letter of Authorization

To the Town of Brookfield:

I hereby declare the following:

1) That I am the owner of the premises described as follows:

_____

Street Address City State Zone

2) That I, _____, as homeowner will act as general contractor.

OR

That _____ is duly authorized for and on behalf of the owner to execute an application for building permits to enable him/her to obtain permits to complete construction of the following work:

_____

_____

_____

3) That _____ is hereby designated as the owner's representative with whom all town departments may deal with in respect to the work involved.

Date: _____

Owner: _____ _____

Print Name Signature

BROOKFIELD WATER POLLUTION CONTROL AUTHORITY

100 Pocono Road, Brookfield, CT 06804 (203) 775-7319 Fax (203) 775-2614
Website: www.brookfieldwpca.com Email: office@brookfieldwpca.com

[ ] NEW CONSTRUCTION [ ] TENANT FIT-UP/CHANGE OF USE [ ] ADDITION/RENOVATION

BUSINESS NAME: _____

ADDRESS: _____ UNIT #_____

IS PROPERTY CONNECTED TO SEWER?

[ ] YES
[ ] NO (NO ACTION REQUIRED)
[ ] UNSURE (CHECK WITH W.P.C.A. OFFICE)

TYPE OF OPERATION:

[ ] FOOD PREPARATION/RESTAURANT
[ ] FOOD SALES/GROCERY
[ ] PERSONAL CARE (HAIR/NAIL CARE)
[ ] VEHICLE REPAIR
[ ] SCHOOL/DAYCARE
[ ] DOG GROOMING
[ ] HAZARDOUS CHEMICALS
[ ] MANUFACTURING
[ ] GYM/CLUB
[ ] OTHER (PLEASE LIST) _____

ESTIMATED WATER USE PER DAY IN GALLONS _____

OF EMPLOYEES, FULL TIME _____ PART TIME _____

OF MEMBERS/STUDENTS/CLIENTS (GYM/CLUB/SCHOOL/DAYCARE) _____

OF PEDICURE CHAIRS _____ # OF SINKS (HAIR SALON/DOG GROOMING) _____

HOURS OF OPERATION _____ TO _____ # OF DAYS PER WEEK _____

PREVIOUS TENANT OR BUSINESS _____

PRINTED NAME OF PROPERTY OWNER _____

PROPERTY OWNER'S SIGNATURE _____ DATE _____

CONTACT NAME _____ PHONE # _____

W.P.C.A. SIGN OFF: [ ] APPROVED [ ] DENIED [ ] OTHER

COMMENTS _____

_____

_____

W.P.C.A. SIGNATURE _____ DATE _____

Contacted by: _____ Date: _____ via: _____
Contacted by: _____ Date: _____ via: _____
Contacted by: _____ Date: _____ via: _____

TO CONTRACTORS:

CT. General Statutes (effective January 1, 2005):

§20-338b Building permit applications. Who may sign.

Any licensed contractor who seeks to obtain a permit from a building official may sign the building permit application personally or delegate the signing of the building permit application to an employee, subcontractor or other agent of the licensed contractor, provided, the licensed contractor's employee, subcontractor or other agent submits to the building official a dated letter on the licensed contractor's letterhead, signed by the licensed contractor, stating that the bearer of the letter is authorized to sign the building permit application as the agent of the licensed contractor. The letter shall not be a copy or facsimile, but shall be an original letter bearing the original signature of the licensed contractor. The letter shall also include:

1. The name of the municipality where the work is to be performed;
2. The job name or a description of the job;
3. The starting date of the job;
4. The name of the licensed contractor;
5. The name of the licensed contractor's agent; and
6. The license numbers of all contractors to be involved in the work.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

DEMOLITION NOTIFICATION FORM

FOR STATE USE ONLY	
Postmark Date	
Check #	
Transmittal No.	
Amount Paid	
Record No.	

This form is to be completed and postmarked or hand delivered to the Connecticut Department of Public Health at least ten (10) days prior to the start of demolition as required by the Regulations of Connecticut State Agencies (RCSA), Section 19a-332a-3. Each demolition notification **must be accompanied by a fee of FIFTY ($50)** dollars. A check in that amount made payable to **"Treasurer, State of Connecticut"** must be submitted with the notification form. In case of emergency notifications, this form is to be completed and postmarked or hand delivered within one (1) working day following the start of demolition. **A copy of the written order requiring demolition prepared by a state or local building official shall accompany each emergency demolition notification.** Faxed originals are not acceptable. Revisions to the original notification form may be faxed. Further instructions are found on back of this form.

1. TYPE OF NOTIFICATION:

A. ☐ NEW B. ☐ EMERGENCY C. ☐ REVISED ITEMS REVISED:

2. FACILITY OWNER:

NAME:

ADDRESS:

CITY: STATE:

ZIP: PHONE NO.:

3. LOCATION OF FACILITY TO BE DEMOLISHED:

NAME:

ADDRESS:

CITY: STATE:

ZIP: PHONE NO.:

HAS AN ASBESTOS INSPECTION BEEN CONDUCTED? YES ☐ NO ☐

4. INSPECTION INFORMATION:

NAME OF INSPECTOR:

LICENSE #: DATE OF INSPECTION:

INSPECTOR ADDRESS: CITY:

STATE: ZIP: PHONE NO.:

(Inspection information applicable to facilities subject to the asbestos NESHAP, 40 C.F.R., Part 61)

In accordance with *Section 61.145* of the U.S. Environmental Protection Agency's National Emission Standards for Hazardous Air Pollutants (NESHAPs) regulation, the owner or operator of a facility shall, prior to the commencement of renovation or demolition, inspect the affected portions of the facility for asbestos, including Category I and Category II nonfriable asbestos.

5(A.)	*DEMOLITION START DATE:*		*5(B.)*	*DEMOLITION COMPLETION DATE:*	

*Phone: **(860) 509-7367/ Fax (860) 509-7378***
Telephone Device for the Deaf: (860) 509- 7191
*410 Capitol Avenue, MS# **51 AIR***
P.O. Box 340308
Hartford, CT 06134-0308
Affirmative Action / An Equal Opportunity Employer

6. *USE OF FACILITY:*

A. SCHOOL (K-12) B. PUBLIC BUILDING C. MANUFACTURING D. OFFICE E. COLLEGE

F. COMMERCIAL G. CHURCH/SYNAGOGUE H. RESIDENTIAL, # OF DWELLINGS I. OTHER

(I. SPECIFY)

7. *BUILDING DATA:* SQUARE FEET: # OF FLOORS: AGE:

8. *DEMOLITION CONTRACTOR:*

NAME: CONTACT PERSON:

ADDRESS:

CITY: STATE:

ZIP: PHONE NO.:

9. *DEMOLITION DISPOSAL FACILITY:*

NAME:

ADDRESS:

CITY: STATE:

ZIP: PHONE NO.:

10. *DEMOLITION WASTE HAULER:*

NAME:

ADDRESS:

CITY: STATE:

ZIP: PHONE NO.:

11. *PERSON COMPLETING THIS FORM:*

NAME:

ADDRESS:

CITY: STATE:

ZIP: PHONE NO.:

SIGNATURE ***DATE:***

The submission of the **Notification of Demolition Form** is not required provided that an **Asbestos Abatement Notification Form** was previously submitted to the Department of Public Health involving abatement related to the demolition of the facility. In that case, the **Asbestos Abatement Notification Form** submitted to the agency satisfied the notification requirement for demolition of the facility. In all cases of demolition, one and only one form (**Notification of Demolition Form** or **Asbestos Abatement Notification Form**, as applicable) shall be sufficient to satisfy the Department of Public Health notification requirements detailed in Section 19a-332a-3 of the RCSA.

STATE DEMOLITION CODE

*Secs. 29-401-29-415. state demolition code cited. 18 CA 40.

Sec. 29-401. (Formerly Sec. 19-403b). Regulations. The Commissioner of Public Safety shall adopt such regulations in accordance with the provisions of chapter 54 as may be necessary for the administration of this part, including but not necessarily limited to, working definitions of such terms as "demolition", "building", "structure" and the like. Such regulations shall be designed for, and limited to, the carrying into effect of the intent and purpose of this part for public safety.

(February, 1965, P.A. 551, S. 2; P.A. 79-222, S. 2; P.A. 82-451, S. 2, 9.)

History: P.A. 79-222 made commissioner of public safety rather than commission primarily responsible for regulations, relegating commission to advisory role; P.A. 82-451 deleted reference to commission on demolition's advisory role in adoption of regulations and specified that regulations must be in accordance with Ch. 54; Sec. 19-403b transferred to Sec. 29-401 in 1983.

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Sec. 29-402. (Formerly Sec. 19-403c). License for demolition business: Application; fees; refusal or revocation. Exemptions. (a) As used in this part, the term "license" includes the whole or part of any permit which the Department of Public Safety issues under authority of the general statutes, and which (1) requires persons to place their names on a list maintained by the department before they can engage in the business of demolition of buildings, (2) requires a person to demonstrate competence by examination or other means, and (3) may be revoked or suspended by the department for cause.

(b) No person shall engage in the business of demolition of buildings without a license obtained from the Department of Public Safety. An applicant for an initial license shall file an application with the Department of Public Safety, furnish evidence of expertise and financial responsibility and pay a fee of four hundred forty dollars for a class B license and nine hundred forty dollars for a class A license. Each license shall be valid for twelve months from date of issuance and shall be renewable on application of the licensee upon payment of an annual fee of two hundred fifty dollars for a class B license and seven hundred fifty dollars for a class A license. The department may refuse to issue any such license for cause, and may revoke or refuse to renew any such license for failure to carry out and conform to the provisions of this part or to any regulations adopted hereunder, or for any violation of title 22a. No person shall be refused a license or a renewal thereof, and no license shall be revoked, without an opportunity for a hearing conducted by the Department of Public Safety in accordance with the provisions of chapter 54.

(c) The provisions of this section shall not apply to (1) a person who is engaged in the

disassembling, transportation and reconstruction of historic buildings for historical purposes or in the demolition of farm buildings or in the renovation, alteration or reconstruction of a single-family residence, (2) the removal of underground petroleum storage tanks, (3) the burning of a building or structure as part of an organized fire department training exercise, or (4) the demolition of a single-family residence or outbuilding by an owner of such structure if it does not exceed a height of thirty feet, provided (A) the owner shall be present on site while such demolition work is in progress and shall be held personally liable for any injury to individuals or damage to public or private property caused by such demolition, and (B) such demolition shall be permitted only with respect to buildings which have clearance from other structures, roads or highways equal to or greater than the height of the structure subject to demolition. The local building official may require additional clearance when deemed necessary for safety.

(February, 1965, P.A. 551, S. 3; P.A. 73-491; P.A. 77-177, S. 1; P.A. 78-288, S. 1; P.A. 80-297, S. 4, 20; P.A. 82-451, S. 3, 9; P.A. 87-263, S. 1; P.A. 92-249, S. 6; May Sp. Sess. P.A. 92-6, S. 68, 117; P.A. 04-150, S. 6; P.A. 05-288, S. 197; June Sp. Sess. P.A. 07-1, S. 153, P.A. 09-35, S. 6; June Sp. Sess. P.A. 09-3, S. 326.)

History: P.A. 73-491 required application for license to be filed with commission on demolition and set fees for Class A and B licenses; P.A. 77-177 exempted persons engaged in disassembling, transportation and reassembly of historical building for historical purposes from provisions; P.A. 78-288 exempted persons engaged in farm building demolition or in renovation, alteration or reconstruction of single-family residences; P.A. 80-297 increased fee for Class A license from $300 to $500 and for Class B license from $100 to $200; P.A. 82-451 transferred powers of state commission on demolition to department of public safety, changed "license" to "certificate of registration" and defined "registration" in new Subsec. (b); Sec. 19-403c transferred to Sec. 29-402 in 1983; P.A. 87-263 amended Subsec. (a) to require applicants for initial registration to furnish evidence of expertise and financial responsibility, and to delete the exemption, and added Subsec. (c), restating and expanding the exemption formerly in Subsec. (a); P.A. 92-249 added violations of title 22a as grounds for revocation of certificates under this section; May Sp. Sess. P.A. 92-6 amended Subsec. (a) to increase the fee for class B certificate from $200 to $300 and from $100 to $200 for a renewal and for class A certificate from $500 to $750 and from $300 to $600 for a renewal; P.A. 04-150 amended Subsec. (c) to add new Subdivs. (2) and (3) exempting the removal of underground petroleum storage tanks and the burning of a building or structure as part of an organized fire department training exercise and to redesignate existing Subdiv. (2) as Subdiv. (4); P.A. 05-288 made technical changes in Subsec. (c), effective July 13, 2005; June Sp. Sess. P.A. 07-1 increased fee for class B certificate from $300 to $350 in Subsec. (a) and made a technical change in Subsec. (b), effective July 1, 2007; P.A. 09-35 added new Subsec. (a) defining "license", redesignated existing Subsec. (a) as Subsec. (b), substituted "license" for "registration" and made conforming changes therein and deleted former Subsec. (b) defining "registration"; June Sp. Sess. P.A. 09-3 amended Subsec. (b) to increase fees.

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Sec. 29-403. (Formerly Sec. 19-403d). Appeal from decision of department. Any person aggrieved by a decision of the Department of Public Safety refusing to grant or renew or revoking any license as defined in section 29-402 may appeal therefrom in accordance with the provisions of section 4-183. Such appeal shall be privileged in assignment for trial.

(February, 1965, P.A. 551, S. 4; P.A. 76-436, S. 392, 681; P.A. 77-603, S. 53, 125; P.A. 82-451, S. 4, 9; P.A. 09-35, S. 7.)

History: P.A. 76-436 replaced court of common pleas with superior court and added reference to judicial districts, effective July 1, 1978; P.A. 77-603 replaced previous provisions with statement that appeals be made in accordance with Sec. 4-183 but retained provision re privileged assignment for trial; P.A. 82-451 changed "commission", i.e. commission on demolition, to "department of public safety" and "license" to "certificate of registration"; Sec. 19-403d transferred to Sec. 29-403 in 1983; P.A. 09-35 replaced "such certificate of registration" with "license as defined in section 29-402".

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Sec. 29-404. (Formerly Sec. 19-403e). Local building official to administer State Demolition Code. The local building official shall administer sections 29-406 to 29-413, inclusive. Each such official shall have experience in building demolition, construction or structural engineering, shall be generally informed on demolition practices and requirements and on the equipment necessary for the safety of persons engaged in demolition and the public and shall have a thorough knowledge of statutes and regulations of the department concerning demolition. Such official shall pass upon any question relative to the manner of demolition or materials or equipment to be used in the demolition of buildings or structures.

(February, 1965, P.A. 551, S. 5; P.A. 73-595, S. 1; P.A. 87-263, S. 2.)

History: P.A. 73-595 included cities and boroughs and added provision re appointed officers serving cities within towns; Sec. 19-403e transferred to Sec. 29-404 in 1983; P.A. 87-263 required local building officials to administer state demolition code and have experience in construction or structural engineering and thorough knowledge of statutes and regulations concerning demolition and deleted provision specifying town-appointed officer as administrating officer for city within the town unless city appoints its own officer.

Cited. 211 C. 690.

Cited. 18 CA 40.

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Sec. 29-405. (Formerly Sec. 19-403f). Appeal from decision of local building official. Any person aggrieved by any order or decision of a building official may, within ten days of such order or decision, appeal therefrom to the superior court for the judicial district wherein such person resides, and such appeal shall be a privileged matter to be heard by the court as soon after the return day as is practicable.

(February, 1965, P.A. 551, S. 6; P.A. 76-436, S. 393, 681; P.A. 77-452, S. 12, 72; P.A. 78-280, S. 1, 127; P.A. 87-263, S. 3.)

History: P.A. 76-436 replaced court of common pleas with superior court, effective July 1, 1978; P.A. 77-452 added reference to judicial districts; P.A. 78-280 deleted reference to counties; Sec. 19-403f transferred to Sec. 29-405 in 1983; P.A. 87-263 substituted "building official" for "administrative officer".

Cited. 18 CA 40.

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Sec. 29-406. (Formerly Sec. 19-403g). Permit for demolition of particular structure. Exemption. Waiting period. (a) No person shall demolish any building, structure or part thereof without obtaining a permit for the particular demolition undertaking from the building official of the town, city or borough wherein such building or part thereof is located. No person shall be eligible to receive a permit under this section unless he furnishes to the building official written evidence (1) of financial responsibility in the form of a certificate of insurance specifying demolition purposes and providing liability coverage for bodily injury of at least one hundred thousand dollars per person with an aggregate of at least three hundred thousand dollars, and for property damage of at least fifty thousand dollars per accident with an aggregate of at least one hundred thousand dollars; each such certificate shall provide that the town or city and its agents shall be saved harmless from any claim or claims arising out of the negligence of the applicant or his agents or employees in the course of the demolition operations; (2) in the form of a certificate of notice executed by all public utilities having service connections within the premises proposed to be demolished, stating that such utilities have severed such connections and service; and (3) that he is the holder of a current valid license issued under the provisions of section 29-402, except in the case of (A) a person who is engaged in the disassembling, transportation and reconstruction of historic buildings for historical purposes or who is engaged in the demolition of farm buildings or in the renovation, alteration or reconstruction of a single-family residence, or (B) an owner who is engaged in the demolition of a single-family residence or outbuilding, as provided in subsection (c) of section 29-402. No permit shall be issued under this section unless signed by the owner and the demolition contractor. Each such permit shall contain a printed intention on the part of the signers to comply with the provisions of this part.

(b) In addition to the powers granted pursuant to this part, any town, city or borough may, by ordinance, impose a waiting period of not more than one hundred eighty days before granting any permit for the demolition of any building or structure or any part thereof.

(February, 1965, P.A. 551, S. 7, 8; P.A. 73-595, S. 2; P.A. 77-177, S. 2; P.A. 78-288, S. 2; P.A. 82-451, S. 5, 9; P.A. 83-187, S. 1; P.A. 87-263, S. 4; P.A. 95-8; P.A. 07-26, S. 1; P.A. 09-35, S. 8.)

History: P.A. 73-595 made provisions applicable to cities and boroughs in addition to towns; P.A. 77-177 added exception in Subdiv. (3) for persons engaged in disassembly, transportation and reassembly of historic buildings for historical purposes; P.A. 78-288 extended exception in Subdiv. (3) to include persons engaged in farm building demolition or in renovation, alteration or reconstruction of single-family residences; P.A. 82-451 changed "license" to "certificate of registration"; Sec. 19-403g transferred to Sec. 29-406 in 1983; P.A. 83-187 added Subsec. (b) allowing municipalities to impose a waiting period of not more than 90 days; P.A. 87-263 amended Subsec. (a), substituting "building official" for "administrative officer"; required in Subdiv. (2), written evidence in the form of a certificate of notice executed by public utilities, and added an exemption in Subpara. (B) for owners engaged in the demolition of single-family residences or outbuildings; P.A. 95-8 amended Subsec. (a)(3)(A) to delete reference to "demolition" of single-family residences; P.A. 07-26 made a technical change in Subsec. (a) and amended Subsec. (b) to increase maximum waiting period from 90 to 180 days; P.A. 09-35 amended Subsec. (a)(3) to replace "certificate of registration" with "license".

Cited. 18 CA 40.

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Sec. 29-407. (Formerly Sec. 19-403h). Notice to adjoining property owners. No person shall commence any demolition operation unless he first notifies each adjoining property owner by registered or certified mail at such owner's last address according to the records of the assessor of the city, town or borough in which such demolition operation is planned.

(February, 1965, P.A. 551, S. 9; P.A. 73-595, S. 3.)

History: P.A. 73-595 replaced "town assessor" with "assessor of the city, town or borough in which such demolition is planned"; Sec. 19-403h transferred to Sec. 29-407 in 1983.

Cited. 18 CA 40.

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Sec. 29-408. (Formerly Sec. 19-403i). Safety measures to be provided. Fence. (a) No person shall remove or demolish any building or structure or part thereof without providing adequate safety measures for all workmen and suitable protections for the public.

(b) No person shall demolish any building or structure, without causing to be erected and maintained, for the duration of the demolition operations, a fence or barricade meeting the requirements of this section. Each such fence or barricade shall be adequate for safety; shall be not less than eight feet high; shall extend along the street line for the entire length of the building or structure facing on the street, with each end returning back to the building line, and shall be solid for its entire length, except for such openings, provided with sliding doors swinging inward, as may be necessary for the proper prosecution of the work. The building official may waive the requirements of this subsection, or may make such further requirements as he deems necessary for the protection of the public, the adjoining properties or any personalty of such owners and its use.

(February, 1965, P.A. 551, S. 10, 11; P.A. 87-263, S. 5.)

History: Sec. 19-403i transferred to Sec. 29-408 in 1983; P.A. 87-263 amended Subsec. (b), substituting "building official" for "administrative officer".

Cited. 243 C. 66.

Cited. 18 CA 40.

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Sec. 29-409. (Formerly Sec. 19-403j). Sidewalk shed requirements. No person shall demolish any building or structure or part thereof, when such building, structure or part is within six feet of a street line, or is twelve feet or more in height, or is within six feet of an area which the owner or lessee provides and invites the public to use as it would a public way, or when the distance between such street line or area and such building, structure or part is more than six feet but less than one-half the total height of the object to be demolished, without causing to be erected and maintained a sidewalk shed meeting the requirements of this section. Such shed shall: (1) Extend for the full length of the building on all street fronts; (2) exist for the duration of the demolition operations; (3) be not less than four feet wide and six feet eight inches high in the clear; (4) be watertight, and (5) be adequately lighted for pedestrian traffic. When the roof of any such shed is used for the storage of material or for the performance of work of any kind, adequate railings, not less than three feet high, and solid toe boards, not less than six inches high, shall be affixed along the open sides and ends of such roofs. The roofs of such sheds shall be of sufficient strength and stability safely to sustain the weight of materials that may be placed thereon and the shocks incidental to the handling, preparation for use, trucking or delivery of materials. The requirements of this section, as they relate to street lines, shall not apply in any case in which all such streets are officially closed to pedestrian and vehicular traffic. The building official may waive any of the requirements of this section, if the object to be demolished is more than forty feet from any street line or area used as a public way and its demolition is accomplished by the removal of one story at a time.

(February, 1965, P.A. 551, S. 12; P.A. 87-263, S. 6.)

History: Sec. 19-403j transferred to Sec. 29-409 in 1983; P.A. 87-263 substituted "building official" for "administrative officer".

Cited. 18 CA 40.

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Sec. 29-410. (Formerly Sec. 19-403k). Excavation of sidewalk area. No person shall excavate the area occupied by a sidewalk or temporary walkway in use, unless such area is provided with a walkway capable of supporting not less than one hundred fifty pounds per square foot and unless such walkway is provided with suitable ramps at each end.

(February, 1965, P.A. 551, S. 13.)

History: Sec. 19-403k transferred to Sec. 29-410 in 1983.

Cited. 18 CA 40.

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Sec. 29-411. (Formerly Sec. 19-403*l*). Restrictions on demolition procedures. No person shall use demolition procedures which involve hazard or risk to the general public or unnecessary danger to the workmen, and no person shall use demolition procedures not in accord with good practice.

(February, 1965, P.A. 551, S. 14.)

History: Sec. 19-403*l* transferred to Sec. 29-411 in 1983.

Cited. 18 CA 40.

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Sec. 29-412. (Formerly Sec. 19-403m). Accumulated materials. No person shall demolish any structure or building without making suitable provision for the disposal of all accumulated materials. No person shall overload any part of the protective structures erected during the demolition operations by storage, materials or debris to an extent beyond the live load capacity. No person shall, during demolition operations, allow materials to accumulate which would, by their nature, upon removal, cause an excessive amount of dust, dirt or debris in the air, without

suitably wetting down such accumulations with water, dehydrated lime or some similar agent.

(February, 1965, P.A. 551, S. 15.)

History: Sec. 19-403m transferred to Sec. 29-412 in 1983.

Cited. 18 CA 40.

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Sec. 29-413. (Formerly Sec. 19-403n). Basements and cellars. No person shall allow any basement, cellar, hole or the like to remain uncovered or opened as a result of the demolition of any building, structure or part thereof. Each person who, in a demolition operation, uncovers or opens such a basement, cellar, hole or the like shall fill the same to grade and remove all excess materials, rubbish and debris from the premises. If a new building, structure or part thereof is to be erected on the site of such demolished premises, the building official may waive any of the provisions of this section.

(February, 1965, P.A. 551, S. 16; P.A. 87-263, S. 7.)

History: Sec. 19-403n transferred to Sec. 29-413 in 1983; P.A. 87-263 substituted "building official" for "administrative officer".

Cited. 18 CA 40.

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Sec. 29-414. (Formerly Sec. 19-403o). Penalty. Any person who violates any provision of this part shall be fined not more than five hundred dollars or imprisoned not more than one year or both.

(February, 1965, P.A. 551, S. 17.)

History: Sec. 19-403o transferred to Sec. 29-414 in 1983.

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Sec. 29-415. (Formerly Sec. 19-403p). Public service company exceptions. The provisions of this part shall not apply to the structures, such as distribution and transmission poles, towers and fixtures, steam plant, gas plant, gas tank or holder, water tank or electric substation, of any

public service company as defined in section 16-1 whose operations are under the jurisdiction of the Department of Public Utility Control.

(February, 1965, P.A. 551, S. 19; P.A. 75-486, S. 48, 69; P.A. 77-614, S. 162, 610; P.A. 80-482, S. 172, 348.)

History: P.A. 75-486 replaced public utilities commission with public utilities control authority; P.A. 77-614 replaced public utilities control authority with division of public utility control within the department of business regulation, effective January 1, 1979; P.A. 80-482 made division of public utility control an independent department and deleted reference to abolished department of business regulation; Sec. 19-403p transferred to Sec. 29-415 in 1983.

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PART V
FIRE-SAFE CIGARETTES

Sec. 29-416. Definitions. As used in sections 29-416 to 29-423, inclusive, and sections 12-302 and 12-303:

(1) "Cigarette manufacturer's license" means a cigarette manufacturer's license issued pursuant to section 12-285b;

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WASTE MANAGEMENT
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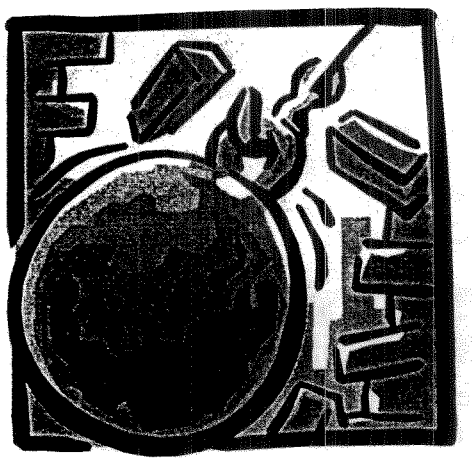
Environmental Program Fact Sheet

RENOVATION & DEMOLITION:
ENVIRONMENTAL, HEALTH, & SAFETY REQUIREMENTS YOU SHOULD KNOW ABOUT



Do you do renovation or demolition work, or hire or oversee those who do?

If so, there are a number of environmental, health, and safety requirements that may apply to you.

Some of the more common and important of these requirements are listed below. Please note that not every possible requirement is listed, and that this information is only intended as a helpful summary.

If you would like more information about the requirements that apply to renovation and demolition, please contact the agencies listed in Table 1 at the end of this fact sheet.

ASBESTOS

Asbestos may be present in materials such as pipe, boiler, or tank insulation, plaster, siding, and roofing. Residential structures with 5 or more units, and commercial, industrial, institutional, and public structures must be inspected by an asbestos consultant before renovation or demolition is started, to determine if asbestos is present. A notification must be submitted to DPH whenever more than 10 linear or 25 square feet of asbestos will be disturbed. A notice must also be submitted to DPH when any structure is demolished. Consultants and contractors are licensed by DPH. Asbestos is regulated as a "special waste," and cannot be disposed of with regular trash. Asbestos work must be done in accordance with worker protection requirements. Table 1, Key A1, B1, C2, C3, D, & E.

LEAD-BASED PAINT

Lead abatement activities in dwellings where children under six live and child day care facilities must be performed in accordance with CT's Lead Poisoning Prevention & Control Regulations. Authority for enforcement of these regulations is delegated to local health departments. Lead inspectors, consultants and abatement contractors must be licensed.

The EPA Lead Pre-Renovation Education (PRE) Rule requires that anyone disturbing more than 2 square feet of existing painted surface in a pre-1978 house (i.e., contractors, landlords, property managers) must distribute the EPA lead hazard information pamphlet to the owner and the occupants of the residence, and obtain written acknowledgement of receipt from the owner and occupants.

The HUD Lead Safe Housing Rule applies to HUD funded rehab projects in pre-1978 housing, and to maintenance activities required by the HUD Housing Quality Standards in pre-1978 HUD-assisted residences (e.g., Section 8 Housing). Lead inspections, lead risk assessments, lead hazard screens, and clearance examinations must be performed by a certified risk assessor or lead inspector.

Lead-based paint wastes must be properly characterized to determine whether or not they are hazardous wastes, and the removal of any lead paint must be done so as not to violate air or water pollution control requirements.

Worker safety requirements often apply to lead removal work (see separate section below). Table 1, Key A2, B1, D, & E.

FUGITIVE DUST & AIR EMISSIONS

Dust emissions must be controlled (e.g., with water misting) to ensure that they do not cross any property line. Also, if crushing or other processing equipment is going to be used on-site, it may trigger certain air permitting requirements. On-site emissions of silica, nuisance dust or other particulates may pose a safety hazard, and may be subject to certain worker protection requirements. Table 1, Key B8, B9, C2, D, & E.

WASTEWATERS

Activities like power-washing can generate wastewaters that must be collected and properly disposed. Such wastewaters must either be hauled off-site by a licensed hauler, or treated and discharged to the sanitary sewer (discharge to septic is not allowed). For a sanitary sewage discharge, permission must be obtained from the municipal sewer authority as well as from DEP under its "Miscellaneous General Permit." In addition, sites over five acres in size are subject to the DEP's General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities. Table 1, Key B1 & B7.

SANDBLASTING & POWER-WASHING

Sandblasting creates large amounts of dust that can present a safety hazard both to the workers performing the sandblasting, and to any occupants of the structure and neighboring properties. This is particularly a concern if lead-based paint or asbestos is present. Sandblasting activities must be properly contained to prevent fugitive dust emissions. Spent sandblasting grit must be properly disposed of and may be a hazardous waste if lead-based paint is present. Power-washing creates a wastewater that must be collected and properly disposed. Table 1, Key A1, A2, B1, B7, B8, B9, D, & E.

WORKER SAFETY REQUIREMENTS

The federal Occupational Safety and Health Administration (OSHA) has numerous worker safety requirements that would apply to most companies involved in renovation or demolition. In particular, OSHA requirements address issues such as physical hazards (e.g., fall protection, confined spaces, trenching, use of tools), and chemical exposure hazards (e.g., asbestos, lead-based paint, solvents). Public-sector agencies (e.g., state and

local governments) are subject to the similar requirements of CONN-OSHA, a Division of the Connecticut Department of Labor. Table 1, Key D, E.

CONSTRUCTION & DEMOLITION WASTE

Construction and demolition waste (or "C&D waste") can include anything from individual architectural components (i.e., doors, windows, siding, etc.) to whole-building demolition debris. C&D waste may be contaminated with asbestos, lead-based paint, or chemical residues and require special disposal (see separate sections on these topics for more information). Uncontaminated C&D waste that is disposed of must be sent to a landfill or volume reduction facility (VRF) that is permitted to take C&D waste. Uncontaminated C&D waste can also be recycled or reused. Many C&D components can be sent to permitted recycling facilities to be made into new products. Clean rock, brick, ceramic, concrete, and asphalt may be utilized on-site as fill material. However, see the section on fugitive dust and air emissions for requirements that may apply if crushing is required in order to use these materials as fill. Table 1, Key B1 & B5.

TREATED WOOD

There are a number of types of treated wood, including pressure-treated wood, and wood that has been treated with pentachlorophenol ("penta") or creosote. Pressure-treated wood may contain the toxic metals chromium or arsenic. Penta and creosote are both pesticides whose use has been restricted since 1986. Pressure treated wood may not be buried or burned on-site or processed into mulch, but must instead be sent to a permitted facility for disposal. Wood that has been treated with penta can be classified as a hazardous waste if the concentrations of penta are high enough. Table 1, Key B1 & B5.

LAND-CLEARING DEBRIS

Land-clearing debris includes items such as trees, stumps, and brush that must be removed as part of site preparation work. Land-clearing debris may not be buried on-site, but can be sent to a recycling or disposal facility that is permitted to take such items. If there is a need for mulch or wood chips at the work site, equipment may be brought in to process the land-clearing debris into the desired form (however, see section on fugitive dust and air emissions for requirements that may apply to such processing). Processing of materials from off-site cannot be conducted without a solid waste permit. Table 1, Key B1 & B5.

CHEMICAL PRODUCTS

Commercial and industrial sites may have process chemicals, oils, cleaning products, or other chemical products stored inside them. Many of these products may be classified as hazardous waste when disposed, and most others may not be disposed of with regular trash. These materials must be shipped to a permitted disposal facility by a licensed transporter. Residential sites may also contain chemical products (paints, solvents, pesticides, cleaners, etc.). Although household wastes are not subject to hazardous waste requirements, most of these products may not be disposed of with regular trash. However, in many cases, these materials may be disposed of at a local household hazardous waste collection center or one-day collection event (check with your local recycling coordinator for more information on the services available in your area). Table 1, Key B1.

MERCURY

Fluorescent lamps, thermostats, mercury switches, manometers, natural gas meters, and other items can contain enough mercury to be classified as a hazardous waste, and may therefore not be disposed of as regular trash. However, lamps and thermostats are eligible for management under a new, special set of hazardous waste requirements known as the Universal Waste Rule. Table 1, Key B1, B5.

POLYCHLORINATED BIPHENYLS (PCBs)

PCBs can be found in a number of items, including transformers, capacitors, fluorescent light ballast and other oil-containing equipment, and in certain building materials (i.e., roofing, flooring, insulation, etc.). PCB-containing items such as these must be managed and disposed of in accordance with special PCB requirements. Table 1, Key B1, B2, and C4.

USED ELECTRONICS & BATTERIES

Used electronics and batteries may contain enough lead, mercury, cadmium, or acid electrolytes to be classified as hazardous waste. In such cases, they may not be disposed of as regular trash. However, like mercury thermostats, these items are eligible for management under a new, special set of hazardous waste requirements known as the Universal Waste Rule. Table 1, Key B1, B5.

CONTAMINATED EQUIPMENT/STRUCTURES/SOIL

Commercial and industrial facilities may contain contaminated equipment or structures (e.g. tanks, ductwork, piping, process equipment, wood flooring, etc.). Contaminated soil may also be present, either under the building footprint, or outside it. In some cases, these materials may be classified as hazardous waste when disposed. In other cases, they may not be hazardous waste, but may still be restricted from disposal at a solid waste landfill without authorization from DEP. Table 1, Key B1, B4.

A.C. & REFRIGERATION EQUIPMENT

Such equipment must be removed and disposed of in such a manner so as to prevent the venting of CFCs (e.g., Freon) to the atmosphere. Table 1, Key C1.

UNDERGROUND STORAGE TANKS (USTs)

Commercial and industrial sites often have petroleum USTs that may be subject to certain procedures for registration, removal and abandonment. In cases where such tanks have leaked, the affected area must be cleaned up to specified remediation standards, as determined through confirmation sampling. Residential USTs are not subject to the same rules as commercial and industrial USTs, but should still be properly removed or abandoned, and underlying soils tested to determine if there have been any releases to the environment. Wastes generated from the removal and cleanup of all USTs must be properly tested and disposed of in accordance with solid and/or hazardous waste requirements. Table 1, Key B1, B3.