



Demolition Permit Guidelines

The following information is required to be submitted or addressed prior to issuance of a Demolition Permit:

- Permit Application and the required fees for a Building Permit and a Zoning Permit (see current fee schedule)
- Site Plan drawn to scale clearly depicting the structures being demolished, property boundaries, and any adjacent buildings located within 100 feet (or twice the height) of the structure to be demolished, whichever is greater. This plan shall also depict safety & security measures that will be utilized for the demolition.
- Asbestos shall be removed in accordance with PA Department of Environmental Protection Asbestos Removal Requirements.
- Identify the type and location of site utilities such as gas, electric, water, cable, telephone, etc. on the site plan.
- Identify if any underground storage tanks (combustible and flammable liquids) are present on the property.
- Indicate type of sewer system: on-lot septic system or public sewer.
- On-lot wells to be abandoned shall have the pump removed; the shaft filled with clean stone and permanently capped 12 inches below finish grade.
- The appropriate Water Authority must be contacted prior to termination when a fire or domestic connection to public water system is terminated. Public water service piping must be capped at an approved location and inspected by a Water Authority representative prior to its concealment/backfilling.
- When on-lot septic systems are present and are being abandoned: (1) all tanks must be pumped; (2) all associated piping must be removed and properly disposed of; and (3) all tanks must be removed and properly disposed of or abandoned in-place with holes punched in the tank bottom and filled with clean fill.
- When public sewer is present and the lateral is being abandoned, the lateral must be capped at the public sewer main and must be inspected by the appropriate Sewer Authority representative prior to backfilling.
- All excavations outside the street right-of-way must be filled with suitable uncontaminated material and installed to meet structural fill requirements if the area will be a bearing surface for below or above ground structures or buildings. Stone backfill material must be used for backfill when working within street right-of-way.
- Indicate whether demolition waste materials will be disposed of onsite or offsite. Only uncontaminated soil, rock, stone, gravel, concrete, brick, concrete block debris may remain onsite. All demolition materials removed from the site must be disposed of at an approved facility/site.
- Concrete slab and masonry foundation walls shall be broken up or removed.
- Future construction (if applicable) requires backfilling with approved engineered fill or excavation to virgin soil.
- If demolition explosives are to be utilized, the Blasting Contractor and/or Applicant must provide evidence of DEP permits and insurance.
- All adjacent property owners shall be notified in advance of any demolition activity.
- Notify PA One Call at (1-800-242-1776) at least 3 days prior to start of demolition or excavation.