



CITY OF YORK, PA
Michael Ray Helfrich, Mayor

DEMOLITION AGREEMENT
 A UCC building permit application must also be completed.

The undersigned **owner and contractor** hereby request a permit for the demolition of the property listed below and agree to abide by the terms and conditions of this agreement as well as any permit stipulations.

PROJECT ADDRESS: _____

PROJECT VALUATION: _____ **PERMIT NUMBER:** _____

OWNER: _____ **PHONE #:** _____

ADDRESS: _____
STREET STATE ZIP CODE

CONTRACTOR: _____ **PHONE #:** _____

ADDRESS: _____
STREET STATE ZIP CODE

CONDITIONS OF PERMIT ISSUANCE

Submission documents for demolition permits shall include, but not be limited to:

1. Plans shall be submitted for review and approval in accordance with Chapter 33 of the International Building Code and the demolition plan requirements on the reverse side of this form.
2. Dust control measures shall be employed to reduce dust nuisance to neighboring areas.
3. The contractor is responsible to take measures to prevent runoff, tracking of mud/dirt onto the roadway and for compliance with all MS4 requirements.
4. The contractor is responsible to provide any temporary structural support, as well as weatherproofing adjoining structures. The integrity of all party walls shall be maintained or restored by the contractor if damaged.
5. The contractor is responsible to correct any damages to adjoining and adjacent buildings or properties caused by his work and shall document existing conditions prior to the start of any work.
6. Newly exposed party or adjacent walls shall be cleaned of all debris, dirt and building materials and finished as required by the York City Building Code Official.
7. Foundation walls shall be removed to a depth of at least 3' (three feet) below finish grade.
8. The basement floor shall be broken up into pieces no larger than 12" x 12".
9. Backfill material shall be clean, free from roots, wood, plaster, drywall, metal or other deleterious matter. No materials larger than 4" x 4" shall be permitted. Backfill material shall be filled to within 6" of finish grade.
10. The remaining 6" shall be filled with clean topsoil, free from roots, sand, rocks, clay or other deleterious matter.
11. Final grade shall not permit rain water runoff to be directed toward neighboring properties or allow pooling or ponding of water on the property.
12. Topsoil shall be seeded with 50/50 annual rye and tall fescue grass seed. The entire area shall be covered with straw and kept moist to assure germination.
13. The entire demolition site shall be cleared of all debris, including adjacent and surrounding premises. Debris shall be disposed of in a legal manner (disposal receipts are required).

GAS CUT OFF DATE:

ELECTRIC CUT OFF DATE:

WATER CUT OFF DATE:

The following shall be verified and signed below by the BCO ***before*** a demolition permit will be issued.

SEWER CUT OFF DATE:

 BCO SIGNATURE

 DATE

I hereby certify that the information furnished above is valid to the best of my knowledge and that I shall comply with all of the conditions set forth herein.

 Owner' Signature

 Date

 Contractor's Signature

 Date

BUREAU OF PERMITS, PLANNING AND ZONING

101 South George Street • PO Box 509
 York, Pennsylvania 17405
 (717) 849-2256 Phone (717) 849-2329 Fax

DEMOLITION PLAN REQUIREMENTS

Three copies of a site plan showing the proposed demolition must accompany the application.

Plans **must** be drawn to scale (no less than 1/8" = 1") on pages which are at least 18" x 24". Each plan shall detail the following:

1. Location of all buildings or structures to be demolished, distances to property lines and distances to sidewalks, pavement and curbs where they abut property lines.
 - a. Location(s) of all utilities overhead and below ground.
 - b. Identification of any tanks, vessels, Hazmat, bulk storage or asbestos with the appropriate remediation plan(s).
2. Location of any existing buildings or structures that will remain on the site.
3. Detail of measures to be used to prevent runoff, dirt and debris escape from the site.
4. Area to be filled to the existing grade and seeded or to be fenced and otherwise protected in anticipation of new construction.
5. If applicable, the location, dimensions and construction details for pedestrian protection as required in section 3306 of the International Building Code.

WHAT IS ASBESTOS?

Asbestos is a generic term used to describe a variety of natural mineral fibers. From the early 1930s until the 1970s, manufacturers added asbestos to products for strength and to provide heat insulation and fire resistance. Asbestos also resists corrosion and is a poor conductor of electricity. Because few products contained all of these properties, asbestos was widely used in the construction of homes, schools and other buildings.

HOW CAN PEOPLE BE EXPOSED TO ASBESTOS?

Most people are exposed to small amounts of asbestos in their daily lives. However, if materials containing asbestos are distributed – for example sawed, scraped or sanded into a powder – asbestos fibers are more likely to become airborne and inhaled into the lungs.

HOW IS ASBESTOS REGULATED IN PENNSYLVANIA?

Because asbestos, in certain forms, has been determined to cause serious health problems, the Department of Environmental Protection (DEP) regulates the removal, collection, transportation and disposal of Asbestos-Containing-Material (ACM). The DEP air quality program has adopted and enforces the federal Environmental Protection Agency (EPA) 40 CFR Part 61 Subpart M, the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations, as amended on November 20, 1990. Should a project be subject to the NESHAP regulations, a minimum ten-day notification of the project is required to be made to both EPA and DEP. The EPA and DEP do not regulate the removal of ACM from private residences unless the residence is an apartment with five or more units.

The Pennsylvania Department of Labor and Industry (PA DLI) enforces the Pennsylvania Asbestos Occupations Accreditation and Certification Act of 1990 (Act 194 and Act 161) which requires certification for the following asbestos occupations: contractor, inspector, management planner, project designer, supervisor and worker. PA DLI requires a five-day prior notification for friable asbestos on indoor projects at regulated facilities (including EPA/DEP exempt private residences when the friable asbestos is disturbed by someone other than the homeowner). Call PA DLI at (717) 772-3396 for more information regarding Act 194 and Act 161.

WHERE CAN ASBESTOS BE FOUND?

Common products in your home that might contain asbestos include:

- ✓ Insulation around steam pipes, furnaces and air ducts. Asbestos fibers may be released when insulation is damaged or removed improperly.
- ✓ Vinyl floor covering. Vinyl tiles, the backing on vinyl sheet flooring and adhesives used for installing floor covering may become a problem if sanded or scraped during removal.
- ✓ Roof shingles and siding. These products, if they contain asbestos, are not likely to release asbestos fibers unless sawed or drilled.
- ✓ Soundproofing or decorative material. If sprayed on wall and ceilings, material that is loose, crumbly or water-damaged may release fibers. So could material that is sanded, drilled or scraped.
- ✓ Other products that may contain asbestos:
 - Cement sheet, millboard
 - Door gaskets in furnaces
 - Patching and joint compounds
 - Textured paints
 - Artificial ashes and embers for gas fired fireplaces.

LEAD BASED PAINT

Contractors shall comply with EPA's 2008 Lead-Based Paint, Renovation, Repair and Painting program rules. Contact the PA EPA at (800) 440-LEAD for information and requirements.