

Demolition Permits - Residential

The Building Division has several distinct requirements for inspections involving Demolition Permits. All requirements must be met, carefully read the following:

1. The structure, including foundations, onsite sidewalks and driveways shall be completely removed from the property. Concrete basement floors must be fractured or removed.
2. The lot shall be graded level or with a slight crown to provide for water drainage to the public right-of-way. Soil may be imported for that purpose, up to fifty (50) yards without a grading permit.
3. A sewer cap is required within five (5) feet of the property line with an approved cap. A BASA inspection (724) 282-1978, is required before the cap is covered. You may identify the location with a small "S" sprayed on the sidewalk or curb for future reference or use.
4. If a septic tank is on the property, it must be pumped out before the tank is demolished and removed from the property. A receipt from the pumping company is acceptable as evidence of sewage/sludge removal.
5. Inspection(s) shall be requested one (1) day before the actual inspection date.
6. An inspection of City facilities involved in the demolition is required.. For example soil and/or debris in the street.
7. Abandoned wells shall be capped in an approved manner.
8. Demolition debris must be disposed of at an approved site.
9. The demolition contractor is responsible to insure that all the requirements of federal, state and local agencies are complied with; specifically the DEP.