



BOROUGH OF DORMONT

DEMOLITION SPECIFICATION

Must address the following prior to commencing demolition:

If the structure area is more than 1,000 square feet:

- All requirements of the International Building Code (IBC) pertaining to demolition must be complied with.
 - You must submit two (2) copies of a plot plans drawn to scale clearly describing the structure being demolished.
 - Identify the type and location of site utilities such as gas, electric, water service lateral, public sewer lateral, on-lot well or on-lot sewer system on the site plan.
 - Identify on the site plan if any existing underground or aboveground storage tanks (combustible and flammable liquids) are present on the property.
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- Submit Demolition Permit Application.
- Rodent extermination: Contractor shall install bait and placard the building with the word, “POISON”, 2-weeks prior to demolition.
- Notify PA One Call at 800-242-1776 or at www.paonecall.org at least 3 days prior to start of any demolition or excavation.
- Utility Disconnections: Service utility connections shall be disconnected and capped in accordance with the approved rules and requirements of the authority having jurisdiction. 2009 International Building Code Section 3303.6.
 - Public water service shall be shut off at the service shut off valve and the service, cut and kinked between the shut off valve and the building in accordance with Western Pennsylvania Water Company service termination procedures.
 - Public Sewer Service shall be cut and capped at the property line closest to the service line. Lateral shall be capped and termination of service shall be approved by the Allegheny County Plumbing Department.
 - Gas service shall be shut off at the gas service and disconnection of service shall be in accordance with the authority having jurisdiction.
 - Electric wires shall be disconnected in accordance with the requirements of Duquesne Light Company (DL). DL shall be contacted for termination of service.
 - Telephone and cable communication cables shall be disconnected in accordance with the requirements of the communication company having jurisdiction.
- 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



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Department regulations. For additional information and forms contact the **Allegheny County Health Department at (412)-578-8133.**

- Pre-demolition photographs shall be provided with particular attention given to adjacent properties and the curb and sidewalk along the street frontage.
- 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 and adjoining properties should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of excavation. Contractor shall post a prominent sign at the demolition site advising of the upcoming demolition well in advance of the work (a minimum of 3-days is required).

Pedestrian Protection: The work of demolishing any building shall not commence until the following pedestrian protection is in place. Pedestrians shall be protected during demolition activities by the following:

- Signs shall be provided to direct pedestrian traffic.
 - Sufficient walkways shall be provided in front of every demolition site, unless sidewalk is ordered to be fenced-in or closed.
 - Directional barricades shall be used where walkway extends into street.
 - Construction railings shall be used to direct pedestrians around construction area. Barriers and covered walkways may be required depending on scope of demolition project.
 - 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.
- Explosives may not be used to demolish any unit of structure.
 - Under no circumstances shall any structure be set afire.
 - All rubbish and debris found on the demolition area at the start of the work as well as that resulting from the demolition activities or disposed on the site by others until final inspection and approval, shall be removed and legally dis-posed by the contractor who shall keep the project area and public right-of-way reasonably clear at all times.
 - Construction debris is contained from the demolition site disposal.
 - Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or the adjoining property.
 - 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.



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- Excavation outside the foundation.
- The final 18 inches to the ground level shall be filled with clean dirt that is free of rubbish, vegetable matter and masonry materials used as backfill. The demolition site shall be left in a clean and aesthetic condition consistent with the surrounding terrain.
- All disturbed areas shall be restored with seed, fertilizer and mulch.
- Site Maintenance: Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority. Existing concrete floors below grade are to be removed or broken sufficiently to prevent potential below grade water accumulation. IBC Section 3303.4.
- Water accumulation: Provisions shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.
- All demolition waste materials shall be disposed of offsite at an approved disposal facility. Only uncontaminated soil, rock, stone, gravel, concrete, brick, concrete block debris may remain onsite.
- A record plan (as-built) shall be provided to the Borough that shows the location of the terminated utilities, triangulated to permanent physical features.

A Grading Permit will be required if any of the following exist:

- Excavation exceeds four (4) feet in vertical depth at its deepest point measured from the natural ground surface or covers an area of more than 1,000 square feet.
- Fill exceeds 10 cubic yards of material of any one site.
- Fill which exceeds three (3) feet in vertical depth at its deepest point measured from the natural ground and covers more than 1,000 square feet.
- All contractors must provide the Borough with a current Certificate of Insurance when applying for a permit.
- All contractors must provide the Borough of Dormont Stormwater Authority with an Erosion and Sediment Plan.

For information please contact Building Inspector Monica Dahlkemper at (412)561-8900 x233, or email at mdahlkemper@boro.dormont.pa.us.

Monica Dahlkemper
Building Code Official