

### 2.4.9 DEMOLITION

There are two types of demolition; 1) Selective interior demolition (see 2.4.9.1 below) and 2) Complete demolition and removal of a building and its structure (see 2.4.9.2 below).

#### 2.4.9.1 SELECTIVE INTERIOR DEMOLITION

Refer to the General Requirements Section 01120 Renovation/Demolition Project Procedures" and edit as appropriate.

#### 2.4.9.2 STATUTES THAT PERTAIN TO DEMOLITION

**1) The current, 1999, CT Building Code Supplement states:**

107.1.2 State agency exemptions. A state agency shall not be required to obtain a building permit from the local building official. A state agency shall obtain a building permit for construction or alteration of state buildings or structures from the State Building Inspector in accordance with the provisions of section 29-252a of the Connecticut General Statutes.

Exception: State agencies shall obtain demolition permits from the local building official in accordance with the provisions of sections 29-401 through 29-415 of the Connecticut General Statutes.

**2) DPW demolition of state buildings do not exempt the state from the local building official authority.**

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.

**3) DPW is required to post public notification for demolition of state buildings.**

Sec. 4b-63. (Formerly Sec. 4-36b). Demolition of state buildings. Notice to municipalities. (a) Whenever the state plans demolition of a state building or structure, and the site upon which such building or structure is located is not to be used for a state project already authorized and funded, the Commissioner of Public Works shall first notify the chief executive officer of the municipality wherein the building or structure to be demolished is located, by registered or certified mail, at least sixty days prior to the public advertisement of the bid for services necessary to accomplish such demolition.

(b) The municipality wherein the building or structure is to be demolished may, within the period prior to the public advertisement of such bid, submit a bid to said commissioner for the purchase of such state building or structure, and the commissioner may accept such bid provided the use which the municipality intends for the building or structure is compatible with state needs and programs. In the event the municipality intends to move the building, the costs thereof shall not be paid by the state.

**4) Owner must obtain a demolition permit from local building inspector:**

**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 certificate of registration 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 ninety days before granting any permit for the demolition of any building or structure or any part thereof.

**5) Owner Notification of adjoining property owner(s), of demolition, by registered or certified mail:**

**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.

**2.4.9.3 COMPLETE DEMOLITION AND REMOVAL OF A BUILDING AND ITS STRUCTURE**

Prior to preparing the final contract documents an inspection of a building or wing that is to be demolished shall be accomplished. This inspection shall be requested through the DPW Technical Services Unit and any findings or reports shall be included in the contract documents.

(Contractors responsibility as is detailed in Technical Section 02060 "Demolition of Entire Structure" shall be added to the contract documents, and modified as necessary by the consultant)

A "Demolition/Notification Form" shall 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. This form is available from the Department of Public Health web site: [http://www.dph.state.ct.us/BRS/Asbestos/asbestos\\_program.htm](http://www.dph.state.ct.us/BRS/Asbestos/asbestos_program.htm) under "Demolition Notification".

Each demolition notification must be accompanied by a fee of twenty-five (\$25) dollars. A check in that amount made payable to "**Treasurer, State of Connecticut**" must be submitted with the notification form. If it is determined that during demolition, asbestos abatement that disturbs more than ten (10) linear or twenty-five (25) square feet of asbestos will occur, then an asbestos abatement notification form shall be filed with the Department of Public Health, in accordance with §19a-332a-3 of the RCSA. This form shall be submitted at least ten days prior to the start of asbestos abatement. An asbestos abatement notification form filed in this situation shall satisfy the filing requirements of the demolition notification. **In all cases of demolition, one and only one notification form (either for demolition or for asbestos abatement, as applicable) shall be sufficient to satisfy the DPH regulatory requirements.**