MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING
1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498
www.montgomerytwp.org

BUILDING DEMOLITION PERMIT REQUIREMENTS

Address: _____

A Demolition Permit application shall be filled out and submitted for building(s) and in-ground swimming pools. The following is required for building:

a. Applicants shall supply disconnect letter from each Utility certifying their service has been disconnected to the building(s)

- Peco Electric and Gas, Verizon, Comcast
- North Wales Water Authority
- Montgomery Township Sewer Authority
- If required on-site well and septic system has been abandoned.
- **Applicant shall supply photos of all side of structure before removal.**
- Applicant shall supply a letter from a Pest Control certifying that the property has been inspected for rodents and pest and appropriate treatment has been completed.
- Applicant shall supply a letter from an Environmental Contractor certifying that the property has been inspected for contaminates and that appropriate removals are scheduled before demolition.
- **COMMERCIAL BUILDINGS**
  Commercial Building applicant shall provide the above and submit ***proof (receipt)*** *that the Asbestos Abatement and Demolition/Renovation form per Asbestos NESHAP regulations has been submitted to the Pennsylvania DEP and USEPA within 10 days prior to start (except for single family dwelling if they are not part of a larger project).*
  NESHAP Form - www.dep.state.pa.us/dep/deputate/airwaste/aq/asbestos/asbestos.htm

b. All materials are to be removed from the site unless specifically excluded in the permit documents.

c. All underground utilities are to be removed from the entire site (wires, pipes, conduits, tanks, pits, septic tanks, ect.) unless certified to be reused.

d. Foundation walls are to be removed to a level at least eighteen (18") inches below the existing average ground level within ten feet of the building.

e. On-site sewage disposal facilities must be properly abated.

An in-ground pool shall be demolished in the following manner:

a. The bottom of pool shall be broken out through the entire thickness at least one foot wide for the length of the pool.

b. The sides of the pool including reinforcing to be removed to a level at least eighteen (18") inches below the existing average ground level within ten feet of the pool. Ends of reinforcing rods to be removed flush with concrete.

c. Fill material shall be broken into pieces not more then twelve (12") inches in any dimension and mixed with sufficient amounts of soil to eliminate voids anywhere in the fill area.

d. The top eighteen (18") inches of fill to be clean soil free of any debris, graded to eliminate puddling and to provide positive drainage away from building.

Inspection required before any backfill is started.

I agree to comply with all code requirements _____ Date _____

BUILDING DEMOLITION APPLICATION

You CANNOT demolish any building for commercial development without notifying DEP



Get notification form at: www.dep.state.pa.us

Go to: Asbestos

Questions? Call (484) 250-5920

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

BUILDING DEMOLITION APPLICATION

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ASBESTOS PROGRAM
FOR CONTRACTORS WORKING IN PENNSYLVANIA

The Pennsylvania asbestos program includes federal and state regulations to help protect the public from exposure to hazardous amounts of airborne asbestos. The following is a brief summary of the regulations. Information in this fact sheet does not supersede any federal, state or local requirements.

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 disturbed – 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 materials (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 Nov. 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 the EPA/DEP exempt private residence 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.

Contact the municipality where the project is located to find out if there are any local regulations.

WHAT ARE SOME IMPORTANT DEFINITIONS IN THE ASBESTOS NESHAP REGULATIONS?

- Friable ACM is material containing more than one percent asbestos that, when dry, can be crumbled, pulverized or reduced to a powder by hand pressure.
- Nonfriable ACM is material containing more than one percent asbestos that, when dry, ***cannot*** be crumbled, pulverized or reduced to a powder by hand pressure. It is divided into two categories:
  - Category I includes asbestos-containing packings, gaskets, resilient floor coverings or vinyl asbestos floor tile and asphalt roofing products.
  - Category II includes any other asbestos-containing material, except Category I nonfriable ACM, such as transite siding shingles, galbestos, concrete-type piping and other ACM concrete-type products.
- Regulated asbestos-containing materials (RACM) are: (a) friable ACM; (b) Category I nonfriable ACM that has passively become friable by water damage, fire damage or weathering; (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, drilling or abrading; and (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to a powder in the course of demolition or renovation operations.
- Demolition – the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations **or** the intentional burning of any facility.

FACT SHEET

BUILDING DEMOLITION APPLICATION

- Renovation – altering a facility or one or more facility components in any way, including the stripping or removal of RACM from a facility component.
- Facility – any institutional, commercial, public or industrial structure. A single residential building with four or fewer dwelling units is not a regulated facility under the NESHAP regulation unless it is part of an installation, which was previously subject to NESHAP regulations or its main use is not residential.
- Installation – any group of buildings or structures at a single demolition or renovation site that is under the control of the same owner or operator. An installation may consist of two or more residential structures.

WHAT DO I NEED TO KNOW BEFORE REMOVING ASBESTOS IN PENNSYLVANIA?

State regulations stipulate that it is illegal for anyone to engage in any asbestos occupation (worker, supervisor, project designer, inspector, management planner or contractor) without proper certification from the PA DLI. These requirements, along with a five-day notification prior to the start of any abatement or demolition project where ACM is present, are outlined in the Pennsylvania Asbestos Occupations Accreditation and Certification Act of 1990 (Acts 194 and 161). Call the PA DLI at 717-772-3396 for more information regarding these requirements.

The building must be thoroughly inspected for ACM prior to any renovation or demolition. If the amount of friable ACM that will be removed is more than 260 linear feet, 160 square feet or 35 cubic feet, the project falls under the federal NESHAP regulations. This requires that a notification be postmarked or hand delivered to DEP and EPA at least ***TEN WORKING DAYS*** prior to the start of the project. **All demolitions of regulated facilities (as defined above) also require a ten-day notification to DEP and EPA, regardless of the presence of asbestos.**

Additional regulations exist for demolition and renovation of any building containing ACM in Philadelphia and Allegheny Counties. In Philadelphia County, call 215-685-7576. For questions in Allegheny County, call 412-578-8133. It is important to contact the appropriate office if your project is located in either of these counties.

WHAT ARE THE PROCEDURES FOR NOTIFICATION?

Notification for projects in Pennsylvania are submitted on the "Asbestos Abatement and Demolition/Renovation Notification" form (revised 10/2002) (Web form revised 11/2007). A form may be obtained by contacting the DEP asbestos office at 717-787-9257 or by contacting the nearest DEP regional office listed below. The form also can be printed from the DEP Web site found at www.depweb.state.pa.us (choose DEP Programs (A-Z) and under the A heading choose Asbestos). Complete instructions are given with the form. The notice must be delivered by the U.S. Postal Service, commercial delivery service or hand delivery. ***FACSIMILES ARE NOT ACCEPTABLE.***

WHAT IF I NEED MORE INFORMATION?

To obtain copies of the NESHAP regulations, the notification form or other information, please contact your regional DEP office:

Southeast Regional Office – 484-250-5920 for work in Bucks, Chester, Delaware and Montgomery Counties.

Northeast Regional Office – 570-826-2511 for work in Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne and Wyoming Counties.

Southcentral Regional Office – 717-705-4702 for work in Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry and York Counties.

Northcentral Regional Office – 570-327-3638 for work in Bradford, Cameron, Centre, Clearfield, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga and Union Counties.

Southwest Regional Office – 412-442-4000 for work in Armstrong, Beaver, Cambria, Fayette, Greene, Indiana, Somerset, Washington and Westmoreland Counties.

Northwest Regional Office – 814-332-6940 for work in Butler, Clarion, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Venango and Warren Counties.

For work done in Philadelphia County, contact Air Management Services at 215-685-7576.

For work done in Allegheny County, contact Allegheny County Health Department at 412-578-8133.

For more information, visit www.depweb.state.pa.us, keyword: Asbestos.

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App. Date _____/____/_____	**BUILDING DEMOLITION WORK** **APPLICATION**	Is Owner Applicant Yes No

PROPERTY INFORMATION

Number	Street Name

OWNER INFORMATION

First Name	Last Name or Business Name	Phone
Number	Street Name,City	Email

SQUARE FEET OF PROPOSED WORK

Square Feet

Description of Proposed Work
CONTRACT VALUE $

CONTRACTOR

(ALL CONTRACTORS MUST BE PROPERLY REGISTERED BEFORE PERMIT IS ISSUED)

Contractor:_____

Address:_____ **City:** _____ **Zip**_____

Phone #:_____ **Cell #:**_____ **Fax #**_____

PLOT PLAN REQUIRED

(birds eye view)

Showing protection of area during work being performed

BUILDING DEMOLITION APPLICATION

SIGNATURE PAGE

I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on Montgomery Township; and certify that all the above information is accurate. Permit expires if work not started in 6 months or not completed in 12 months or if work is discontinued for 6 months in the judgment of the Township. The Building Inspector, or the Inspector's authorized agent, is authorized to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the proposed work. Failure to comply with the above will result in a STOP WORK order.

Owner/Auth. Agent Signature: **Date** .		
Zoning Officer Review	***Building Inspector Review***	

BELOW OFFICE USE ONLY

DO NOT WRITE BELOW		
Permit Fee		
Demolition – Residential	**$ 150.00**	
Demolition – Non-Residential	**$ 150.00 + $.25/s.f. up to 10,000 s.f.**	
State Fee		**4.50**
TOTAL		**$**
Contractor Registration	**$ 50.00**	**$**
OTHER		**$**
		TOTAL $

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