**TOWN OF CORNWALL**

**BUILDING DEPARTMENT**

**Office (860) 672-0711 Cell (860) 480-9154**

**Basic Demolition Requirements**

For your convenience herein are the regulation sections which govern demolition.

The State Demotion Code is found in Chapter 541 of the Connecticut General Statues.

 The Department of Public Health also has requirements. Please see number one below.

Before a Building Demolition Permit can be issued, the following requirements must first be satisfied:

1. Fill out and submit the State of Connecticut Department Public Health Demolition Notification Form. You can find this form under Forms and Documents or go to portal.ct.gov/dph. Torrington Area Health District has this form listed also.
2. Notice to abutters **(OWNER)** to notify abutting property owners of demolition to take place based on a waiting period of not more than 180 days before granting any permit for the demolition of any building or structure or any part thereof and provide copy of note to the Building Department. Addresses of Abutters may be obtained through the Assessor’s office. (860) 672-2703 or assessor@cornwallct.gov . You may find a sample letter under the Demolition category.
3. Provide written notice 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. (i.e., electric, water, telephone, oil, cable, sewer, propane, etc.)
4. Provide confirmation that an inspection for hazardous materials/conditions has been completed (i.e., Asbestos and Lead, etc.).
5. The contractor must be a licensed Demolition Contractor with the Connecticut Department of Administrative Services as per the State Demolition Code. License information must be provided.
6. Provide written notice of financial responsibility in the form of a certificate of insurance specifying demolition purposes and providing liability coverage for bodily injury of at least $100,000 per person with an aggregate of at least $300,000 and for property damage of at least $50,000 with an aggregate of at least $100,000.
7. Provide a written declaration by such person that the town or city and its agents shall be saved harmless from any claim or claims arising out of negligence of the applicant or the applicant’s agents or employees in the course of the demolition operation. No permit shall be issued under this section unless signed by the owner and demolition contractor.
8. Provide the Building Department with specific information as to the type of demolition to be undertaken and safety precautions to be used.
9. Sign-off by Torrington Area Health Department. (860) 489-0436, ext. 324, jcranney@tahd.org
10. Sign-off by Cornwall Land-Use office. (860) 672-4957, landuse@cornwallct.gov .
11. Further requirements may be deemed necessary by the Building Official.
12. No person shall remove or demolish any building or structure, or part thereof without providing adequate safety measures for all workmen and suitable protection for the public.
13. No person shall demolish any building or structure, without causing to be erected and maintained, for the duration of the demolition operations, a fence or barricade meeting the requirements of this section. Each such fence or barricade shall be adequate for safety; shall not be less than eight feet high; shall extend along the street for the entire length of the building or structure facing on the street, with each end returning to the building line.
14. No person shall use demolition procedures which involve hazard or risk to the general public or unnecessary danger to the workmen, and no person shall use demotion procedures not in accord with good practice.
15. No person shall demolish any structure or building without making suitable provision for the disposal of all accumulated materials. No person shall, during demolition operations, allow materials to accumulate which would be nature upon removal, cause an excessive amount of dust, dirt, or debris in the air, without suitably wetting down such accumulations with water, dehydrated lime, or some similar agent.
16. No person shall allow any basement, cellar, hole, or the like to remain uncovered or opened as a result of a demolition of any building, structure or part thereof. Each person who, in a demolition operation, uncovers or opens such a basement, cellar, hole or the like shall fill the same to grade and remove all excess materials, rubbish and debris from the premises. The building official may waive any of the provisions of this section.