

DEMOLITION PERMIT APPLICATION – RESIDENTIAL

0 – 100,000 cubic feet - \$50 100,001 cubic feet and over - \$0.50 per 1000 cu. ft.

Requests for demolition are typically reviewed by the Building Official, Infrastructure Division, Zoning Division and Utilities. Plan review may take up to 10 business days. Please see the attached checklist for items that need to be submitted with your application.

Project Name: _____

Project Location: _____ **Parcel ID#:** _____

Project Details:

Gross Square Footage of Building: _____ Cubic Footage of Area to be Demolished: _____

Description of work: _____

Date Demolition is to Commence: _____ Date Estimated for Completion: _____

Disturbed Acreage: _____

Valuation of Work (Total cost of demolition project including site development, professional design, and all subcontractors.) \$ _____

Is Property Located in Historic District? Yes No If Yes, please complete a Certificate of Appropriateness (<http://www.cityofrockhill.com/Home/ShowDocument?id=2058>) application. The Board of Historic Review must approve demolition of an historic structure.

Property Owner:

Name: _____

Owner Address: _____

Phone: _____ Fax: _____ E-mail Address: _____

Demolition Contractor:

Contact Name: _____ Company Name: _____

Address: _____

Phone: _____ Fax: _____ E-mail Address: _____

Business License #: _____ SC State License #: _____

Primary Contact:

Contact Name: _____

Company Name: _____

Address: _____

Phone: _____ Fax: _____ E-mail Address: _____

Design Professional:

Contact Name: _____

Company Name: _____

Address: _____

Phone: _____ Fax: _____ E-mail Address: _____

I certify that to the best of my knowledge all information provided is true and correct and all work performed under this permit shall conform to the plans and specifications submitted and shall conform to the City Building Code and all Laws and Ordinances pertaining thereto.

Applicant Signature: _____ **Applicant Title:** _____
(Contractor, Owner, Agent, etc.)

Applicant Printed Name: _____

Sworn to and subscribed before me on
this _____ day of _____, 20 _____

Signature of Notary: _____

(Place Notarial Seal Here)

Notary Public for: _____

My commission expires: _____

DEMOLITION CHECKLIST

Submittals for demolition of structures

Demolition plan should include the following:

- A **site plan** of the building/structure to be demolished, showing distances to adjacent structures, property lines and streets. A site plan is required for all permit applications where a structure is demolished.
 - Denote area of land disturbance with proposed grading and site restoration, if applicable (see requirements below).
 - Attach the standard notes included in this application to your site plan.
 - **Land disturbance less than 0.05 acre**, no erosion control or grading permit is necessary.
 - **Land disturbance 0.05 to 0.9 acres:**
 - Complete the **SCHEC Notice of Intent (N.O.I.) Application Less than One (1) Acre** (<http://www.cityofrockhill.com/Home/ShowDocument?id=2387>).
 - Submit a site plan showing area of disturbance and proposed erosion control measures and site restoration. Include the **City of Rock Hill/SCDHEC Required Notes** on your plan (<http://www.cityofrockhill.com/Home/ShowDocument?id=2385>).
 - Submit \$250 for an erosion control/grading permit.
 - **Land disturbance 1.0 acre or more:**
 - Complete the **SCHEC Notice of Intent (N.O.I.) Application**, signed by a licensed SC engineer or landscape architect (<http://www.cityofrockhill.com/Home/ShowDocument?id=2391>).
 - Submit the **Stormwater Management and Erosion Control Checklist** (<http://www.cityofrockhill.com/Home/ShowDocument?id=2365>).
 - Submit the **Stormwater Sediment Control Certification form** (<http://www.cityofrockhill.com/Home/ShowDocument?id=2359>).
 - Submit a site plan showing area of disturbance and proposed erosion control measures and site restoration. Include the **City of Rock Hill/SCDHEC Required Notes** on your plan (<http://www.cityofrockhill.com/Home/ShowDocument?id=2385>). The plan must be drawn by a licensed SC engineer or landscape architect.
 - Submit \$250 for an erosion control/grading permit
- Traffic control plan** if traffic is to be affected. Copies will be provided to Police, Public Works, Fire, E911 or other emergency personnel. A letter from the South Carolina D.O.T. approving all street closings is to be submitted.
- An **access plan** for providing access to neighboring structures if a street is required to be closed.
- Dust control measures** detailed. The contractor must take necessary action to minimize the tracking of mud onto paved roadway from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
- Date demolition is to commence.**
- Date estimated for completion.** This date is subject to review and approval by the City. The permit issued will expire on the estimated date of completion. Penalties under the City's general penalty provisions as set forth in the City Code of Ordinances may be incurred if the demolition does not comply with the requirements imposed by the City as set forth herein or by any applicable Ordinance, or demolition is not completed by the completion date unless non-preventable reasons for the delay can be demonstrated to the City and an extension of the permit is granted. If not, a new permit will be required to complete the remaining structure and the usual fee charged. Failure to complete the demolition will result in penalties assigned under Section 10-66 of the Municipal Code of the City of Rock Hill.

Include these attachments:

- An **asbestos survey and/or lead abatement inspection report** may be required by SCDHEC (South Carolina Department of Health and Environmental Control). Visit <http://www.scdhec.gov/environment/baq/Asbestos/index.asp> for more information or contact SCDHEC at 803-898-4123.
 - The demolition of a private residence containing four or fewer units (i.e., single family home, duplex) is exempt unless the following conditions apply:
 - The demolition is part of a larger commercial or public project, such as, but not limited to, highway construction; development of a shopping mall, industrial facility, other private development; or urban renewal, etc.
 - The demolition involves multiple private residences within a compact area ("city block") under the ownership and/or control of a single owner and/or operator. Examples would be a municipality clearing a

block of houses for urban renewal purposes or SCDOT clearing a row of houses for a highway-right-of-way project.

- The residence is part of an installation such as a military facility, university campus, etc.
- The residence is being burned for fire training.
- The residence has been used in the past for non-residential purposes.

- Structures which at the beginning of demolition exceed 5,000 square feet** shall have a permit issued by the city council or its designee. Requirements may include, but are not limited to:
- a bond or insurance in amounts reasonably determined by the city in the city's sole discretion;
 - fencing, curtains or barricades around the construction area;
 - monitoring and reporting of any hazardous materials;
 - satisfactory evidence to the city that all environmental issues and conditions related to the demolition have been addressed and properly permitted, (including proper permits from the Environmental Protection Agency and the South Carolina Department of Health and Environmental Control);
 - a time frame for completion with monetary penalties for overruns;
 - mutual agreement as to finish and final landscape; and
 - any other requirement city council deems necessary to insure and maintain the integrity of the neighborhood and community.

A **surety bond** may be required in the amount of the contract, assigned to the City of Rock Hill. A copy of the contract and copy of the scope of work is required. Please contact the Building Official at 803-329-5598 to verify if bond will be required.

- Phase I Environmental Assessment** prepared by a licensed consultant is required for all industrial sites and may be required for some commercial sites, i.e. service stations - applicant should contact Bruce Spicher, Building Official for additional information at (803) 329-5598 or bspicher@cityofrockhill.com.
- Phase II Environmental Assessment** if recommended by consultant. The results of the assessment will be forwarded to the local district office of DHEC for their review and abatement requirements. A letter from SCDHEC approving the commencement of demolition will then be required prior to issuing the permit.

For Interior Demolition and Building Renovations

Demolition plan should include the following:

- Demolition plan** drawn to scale showing the existing floor plan, the areas to be demolished and building elements to be removed.
- Date demolition is to commence** and **estimated date of completion**.

Include these attachments:

- An **asbestos survey and/or lead abatement inspection report** may be required by SDHEC (South Carolina Department of Health and Environmental Control). Please submit a copy with your permit application. Visit <http://www.scdhec.gov/environment/baq/Asbestos/index.asp> for more information or contact SCDHEC at 803-898-4123.
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 - The residence is part of an installation such as a military facility, university campus, etc.
 - The residence is being burned for fire training.
 - The residence has been used in the past for non-residential purposes.
- Please note that exterior walls damaged in the process of interior demolition shall be restored to match the damaged walls as nearly as practicable and shall comply with applicable codes.

The City offers several options for construction waste disposal. See the Construction Dumpster brochure for more information at <http://www.cityofrockhill.com/Home/ShowDocument?id=5455>. You can also visit the Public Works webpage at www.cityofrockhill.com/publicworks.

Infrastructure Standard Requirements for Single Family Demolition Projects

1. All materials, construction, and plans are to comply with current City of Rock Hill Standard Specifications and Details.
2. Contact Palmetto Utility Protection Service (PUPS) @ 811 or 888-721-7877, a minimum of 72 hours before digging.
3. No change in existing drainage patterns are allowed.
4. Provide silt fence and/or other control devices as may be required to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded and stabilized with grassing immediately after the utility installation. Fill cover and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove any sediments before being pumped back into any stormwater systems, water courses and waters of the state (WoS) or waters of the United States (WoU.S.).
5. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
6. The contractor must take necessary action to minimize the tracking of mud onto paved roadway from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
7. Litter, construction debris, oils, fuels and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
8. Show BMP measures for concrete truck washout area, or add the following notes: Concrete trucks shall not typically be washed out on site. If concrete truck washout is permitted on site, coordinate location and BMP's with site inspector. Do not dispose of concrete truck washout waste by dumping into a sanitary sewer, storm drain or onto soil or pavement that carries storm water runoff. Concrete truck washout shall be disposed of in accordance with the following:
 - designated area that will later be backfilled (slurry pit)
 - designated area where concrete wash can harden and be disposed of as solid waste.
 - location that is not subject to water runoff, and more than 50 feet away from a storm drain, open ditch, or receiving water way.
 - pump excess concrete in concrete pump bin back into concrete mixer truck.
 - concrete washout from concrete pumper bins can be washed into concrete pumper trucks and discharged into designated washout area or properly disposed of offsite.
9. All chemical spills, oil spills, or fish kills must be reported to SCDHEC Land & Waste Management Emergency Response – call the 24-hour emergency response line at 1-888-481-0125.
10. Temporary toilet facilities shall be provided for all construction workers and site visitors in accordance with 2006 International Plumbing Code General Regulations, Section 311. Portable facilities shall be placed on level ground and away from storm drainage systems (ditches, catch basins, etc.). Disposal and handling of sanitary waste must comply with SCDHEC requirements.
11. Final grades for grassed and landscaped areas shall require a minimum of 4-6" of clean top soil, free of debris and contaminants, and preferably of native origin.
12. Any damage to the street, utilities, curb, gutter, sidewalk, etc. is the responsibility of the builder to repair any damage before the building CO is issued.
13. Encroachment permits are required for all utility, sprinkler systems, signs, driveways, etc. for construction within a street or utility right-of-way. When encroaching into a SCDOT right-of-way, a SCDOT encroachment permit is also required. The SCDOT encroachment application and plans must be approved by the Development Service's Engineer prior to submittal to SCDOT office. It is the responsibility of the contractor to make sure these permits are obtained.
14. Contractor shall contact City Water/Sewer Inspector Randy Millen (803-448-9747) to coordinate termination or capping of existing water/sewer services.
15. No construction materials or demolition debris shall be stored or stockpiled within a FEMA FIRM or Local Inundation floodplain area.