

DEMOLITION GUIDELINES

All information in this handout pertains to residential and commercial demolitions. The Town of Simsbury is offering this informational handout as representative of typical issues/questions that may arise on a typical job. It does not represent the full code text. The Town assumes no responsibility for any errors, omissions, and the installer is required to follow all applicable state and local codes. For additional information please refer to the 2015 IRC and Connecticut State Building code.

Application Requirements:

- Building Permit Application signed by owner and licensed demolition contractor and fee paid (\$14.26 per \$1,000 of project cost)
 - Certificate of Insurance for demolition contractor
 - Copy of demolition contractor license
- Verify no wetlands restrictions with Wetlands Officer
- If structure is in the Simsbury Historic District, a Historic District application must also be filed with the Historic District Commission

Permit Issuance Requirements:

- Notices from public utilities stating utilities have been disconnected (i.e. electric, water/well, septic/sewer, gas, telephone/cable, etc.)
- Plan for any hazardous material abatement (i.e., lead, asbestos)
Note: Report of final abatement is due prior to actual demo
- Notice of rodent removal

The demolition contractor is responsible to file a Demolition Notification Form with the State Dept. of Public Health (not required by Town to issue permit)

Public Notification: Legal Notice and abutter notices will be completed by the Building Department but applicant is financially responsible for all charges incurred.

1. If structure is more than 50 years old and at least 500 sq. ft.:

- A Legal Notice will be filed in the Hartford Courant within 10 days of filing the permit application. The Notice will include the following:
 1. State an application has been filed for demolition
 2. Application filing date
 3. Property location
 4. Owner's name
 5. Written objection must be received within 15 days of Notice publication

Copies of The Notice will also be sent to:

- The CT Commission on Culture & Tourism, Historic Preservation Division
- Abutting Landowners as well as owners across the street
- CT Trust for Historic Preservation, Hamden, CT
- Simsbury Historical Society

Application will be held for a 15 day waiting period to receive any written objections after legal notice is published. If an objection is received, permit can be delayed for up to 90 days from receipt of application.

(over)

2. If structure is less than 50 years old and at least 500 sq ft:

- General notification of demolition (no Legal Notice) sent to abutting lot owners and owners across the street prior to demolition beginning via regular mail. No Legal Notice publication is required.

Inspections

Generally, one final inspection is needed upon completion.

The Building Inspector may determine that more plans and multiple inspections are needed for larger buildings.

**For additional information please refer to the
2015 IRC and Connecticut State Building code.**