



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

Russell M. Arnold Jr., P.E.
Director/Town Engineer
(860) 675-2305

BUILDING, ENGINEERING, FIRE MARSHAL and PLANNING & ZONING DIVISIONS

Building Official
(860) 675-2315

Fire Marshal
(860) 675-2320

Town Planner
(860) 675-2325

DEMOLITION PROCESS

You will also need the following:

1. Complete Building Permit Application Online at <https://farmingtonct.viewpointcloud.com>
2. Demolition License and form identification, unless you are the homeowner.
3. Certificate of Insurance showing workman's compensation and specifying demolition purposes and providing liability insurance or fill out State Worker's Compensation Section on the Building application and providing liability insurance specifying demolition purposes. See Farmington Code §86-2 Pages 2-5.
4. Knowledge of CBYD (www.cbyd.com) protocol in accordance with CT State Agencies §16-345-6
5. Letters from utility companies stating utilities have been cut off to building. (electric/water/cable, telephone, sewer disconnect permit).
6. If Asbestos is present, Complete and have postmarked 10 days prior to start of demolition the *State of CT- Department of Public Health - Demolition/Notification Form*. Faxed originals *not* acceptable. \$50.00 fee "checks made payable to "Treasurer, State of Connecticut". Form on Pages 7-8
7. Environmental survey (environmental lab) AND proof of any abatement.
8. USPS Certified Mail Receipt(s) as required in Notice to adjoining property owners.
9. If building is 75 years or older and at least 500 square feet, Building Official must publish a legal notice in the newspaper within fifteen (15) days following the filing of a demolition permit application.
 - If a written objection stating nature of the objection is filed with the Town Building Official within thirty (30) days following publication of the legal notice provided for above, the Building Official shall delay issuance from the date of receipt of the application. At the end of said ninety-day (90) period, the Building Official, if all requirements for a demolition permit have been met, may issue a demolition permit.

Building Permit Cost: \$15.00 per \$1,000 or any part of \$1,000 based on entire job cost.
\$5.00 Certificate of Approval Fee

You will be prompted to pay once all approvals are completed. Payment can be made online via Credit Card, by mailing in a Check, or can be made in person via Cash or Check. If paying by Check, please make payable to "Town of Farmington".

Review Process:

- Planning & Zoning, Engineering and Building Divisions review and sign off.

Inspection Process:

- Building Official must inspect after demolition in order to issue letter for tax purposes.



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

§ 86-1

BUILDINGS, DEMOLITION OF

§86-2

Chapter 86

BUILDINGS, DEMOLITION OF

- §86-1. Purpose.
- §86-2. Permit required.
- §86-3. Safeguards for certain old buildings.
- §86-4. Procedure for obtaining delay.
- §86-5. Fees.
- §86-6. Interpretation of provisions.

[HISTORY: Adopted by the Town Council of the Town of Farmington 9-22-1992. Amedments noted where applicable.]

§86-1. Purpose.

The purpose of this chapter is to establish the process under which demolition permits will be issued and , in particular, to provide a means, when the proposed demolition involves a building more than seventy-five (75) years old, by which a delay in the issuance of a demolition permit up to a period of ninety (90) days may be effected.

§86-2. Permit required.

No person shall demolish any building, structure or part thereof without obtaining a permit for the particular demolition from the Building Official of the town. No person shall be eligible to receive a permit unless that person complies with the provisions of C.G.S. §29-406 by providing to the building official written evidence:

8-25-1993



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

§86-2

FARMINGTON CODE

§86-3

- A. 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 (\$100,000.) per person with an aggregate of at least three hundred thousand dollars (\$300,000.) and for property damage of at least fifty thousand (\$50,000) per accident with an aggregate of at least one hundred thousand dollars (\$100,000.); each such certificate shall accompanied by a hold harmless agreement under which the town 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.
- B. 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.
- C. That the applicant is a holder of a current valid certificate of registration issued under the provisions of C.G.S. §29-402 unless he falls within the exceptions of C.G.S. §29-406.

§86-3. Safeguards for certain old buildings.

If the building, structure or part thereof to be demolished is at least five hundred (500) square feet in size and seventy-five (75) or more years old, the following additional process shall be followed with respect to issuance of a demolition permit:

- 1) The Building Official shall arrange to have a legal notice of such demolition permit application published in a daily or weekly newspaper having a substantial circulation within the town, which notice shall be published within fifteen (15) days following the filing of the demolition permit application. Such a legal notice shall include:



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

§86-3 BUILDING, DEMOLITIONS OF §86-4

- 1) That a demolition permit application has been filed for the demolition of a building, structure or part thereof which is seventy-five (75) or more years old.
 - 2) The location of the property to be demolished
 - 3) The name of the owner of said property.
 - 4) The date of the filing of the demolition permit application.
 - 5) That any objections to the proposed demolition shall be submitted in writing to the town's Building Official within a period of thirty (30) days following the date of the publication of the legal notice.
 - 6) That if no objections are filed within said thirty-day period, the demolition permit may be issued.
- B. The Building Official, within fifteen (15) days following the filing of the demolition permit application, shall send, by first class mail, a copy of the legal notice required under Subsection A above to the following persons:
- 1) Property owners abutting the premises on which the building to be demolished is located.
 - 2) President, Farmington Historical Society.
 - 3) Farmington Town Historian.
 - 4) President, Farmington Preservation Trust.
 - 5) President, Unionville Museum.
 - 6) Chairman, Farmington Historic District Commission.
 - 7) Commissioner, Connecticut Historical Commission.

§86-4. Procedure for obtaining delay.

If written objection stating the nature of the objection are filed with the town Building Official within thirty (30) days



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

§86-4 BUILDING, DEMOLITIONS OF §86-5

following publication of the legal notice provided for above, the Building Official shall delay issuance of the demolition permit for a total period of ninety (90) days from the date of receipt of the application. At the end of said ninety-day period, the Building Official, if all requirements for a demolition permit have been met, may issue a demolition permit.

§86-5. Fees.

- A. The fee for a demolition permit application shall be based on the cost of the demolition and shall be in the same amount as a fee for a building permit as set forth in Chapter 98, §98-1S.
- B. If the demolition involves a building, structure or part thereof which is seventy-five (75) or more years old, the fee, in addition to that set forth in Subsection A, shall include the cost of the publication of the legal notice and the cost of an affidavit of publication.

§86-4. Interpretation of provisions.

This chapter is intended to supplement and not to limit any requirements now or hereafter imposed by the Connecticut General Statutes and regulations adopted thereunder or any authority now or hereafter granted to the Town Building Official by the Connecticut Basic Building Code¹ with respect to the issuance of a demolition permits.

¹ Editor's note: see Ch. 83, Building Construction. Art. II.



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

STATE DEMOLITION CODE

Sec. 29-406. 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 such person furnishes to the building official: (1) 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 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; (2) 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; (3) written notice that such person is the holder of a current valid license issued under the provisions of section [29-402](#), or is exempted from such license requirement as provided in subsection (c) of said section; and (4) 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 the negligence of the applicant or the applicant's agents or employees in the course of the demolition operations. 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) Any town, city or borough may impose, by ordinance, a waiting period of not more than one hundred eighty days before granting any permit for the demolition of any building or structure or any part thereof, except when the demolition permit is required for the removal of a structure acquired by the Department of Transportation for a transportation project.

(c) If a waiting period is imposed by a town, city or borough pursuant to subsection (b) of this section, the person seeking the permit shall take no action toward demolition of the building, structure or part thereof,

including, but not limited to, site remediation and asbestos abatement, during the waiting period. The provisions of this subsection shall not apply in the event that the building official determines that compliance with this subsection would result in a danger to public health.

Sec. 29-407. 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.

Sec. 29-408. Safety measures to be provided. Fence. (a) No person shall remove or demolish any building or structure or part thereof without providing adequate safety measures for all workmen and suitable protections for the public.

(b) 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 be not less than eight feet high; shall extend along the street line for the entire length of the building or structure facing on the street, with each end returning back to the building line, and shall be solid for its entire length, except for such openings, provided with sliding doors swinging inward, as may be necessary for the proper prosecution of the work. The building official may waive the requirements of this subsection, or may make such further requirements as he deems necessary for the protection of the public, the adjoining properties or any personalty of such owners and its use

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Sec. 29-409. Sidewalk shed requirements. No person shall demolish any building or structure or part thereof, when such building, structure or part is within six feet of a street line, or is twelve feet or more in height, or is within six feet of an area which the owner or lessee provides and invites the public to use as it would a public way, or when the distance between such street line or area and such building, structure or part is more than six feet but less than one-half the total height of the object to be demolished, without causing to be erected



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

and maintained a sidewalk shed meeting the requirements of this section. Such shed shall: (1) Extend for the full length of the building on all street fronts; (2) exist for the duration of the demolition operations; (3) be not less than four feet wide and six feet eight inches high in the clear; (4) be watertight, and (5) be adequately lighted for pedestrian traffic. When the roof of any such shed is used for the storage of material or for the performance of work of any kind, adequate railings, not less than three feet high, and solid toe boards, not less than six inches high, shall be affixed along the open sides and ends of such roofs. The roofs of such sheds shall be of sufficient strength and stability safely to sustain the weight of materials that may be placed thereon and the shocks incidental to the handling, preparation for use, trucking or delivery of materials. The requirements of this section, as they relate to street lines, shall not apply in any case in which all such streets are officially closed to pedestrian and vehicular traffic. The building official may waive any of the requirements of this section, if the object to be demolished is more than forty feet from any street line or area used as a public way and its demolition is accomplished by the removal of one story at a time.

Sec. 29-411. (Formerly Sec. 19-403I). Restrictions on demolition procedures. 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 demolition procedures not in accord with good practice.

Sec. 29-412. Accumulated materials. No person shall demolish any structure or building without making suitable provision for the disposal of all accumulated materials. No person shall overload any part of the protective structures erected during the demolition operations by storage, materials or debris to an extent beyond the live load capacity. No person shall, during demolition operations, allow materials to accumulate which would, by their 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.

Sec. 29-413. Basements and cellars. No person shall allow any basement, cellar, hole or the like to remain uncovered or opened as a result of the 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. If a new building, structure or part thereof is to be erected on the site of such demolished premises, the building official may waive any of the provisions of this section.

Sec. 29-414. Penalty. Any person who violates any provision of this part shall be fined not more than five hundred dollars or imprisoned not more than one year or both.