



TOWN OF FARMINGTON

DEPARTMENT OF PUBLIC WORKS & DEVELOPMENT SERVICES

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

BUILDING, ENGINEERING, FIRE MARSH and PLANNING & ZONING DIVISIONS

Christopher Foryan
Building Official
(860) 675-2315

Michael Gulino
Fire Marshal
(860) 675-2320

William Warner
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 2-6](#).
4. 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](#).
5. Call Before You Dig Number (CBYD): 1-800-922-4455 if digging by machine.
6. Letters from utility companies stating utilities have been cut off to building. (electric/water/cable, telephone, sewer disconnect permit).
7. Environmental survey (environmental lab) AND proof of any abatement.
8. 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.
9. **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".
10. **Review Process:**
 - Planning & Zoning, Engineering and Building Divisions review and sign off.
11. **Inspection Process:**
 - Building Official must inspect after demolition in order to issue letter for tax purposes.

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:

- 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:

- 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

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.

SECTION 110.0 DEMOLITION OF STRUCTURES

110.1 Service connections: Before a structure is demolished or removed, the *owner* or agent shall remove a structure shall not be issued until a release is obtained from the utilities notify all utilities having service connections within the structure such as water, electric, gas, sewer and other connections. A permit to demolish or remove a structure shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.

110.2 Notice to adjoining owners: Only when *written* notice has been given by the applicant to the *owners* of adjoining *lots* and to the *owners* of wired or other facilities, of which the temporary removal is necessitated by the proposed work, shall a permit be granted for the removal of a building or structure.

110.3 Lot regulation: Whenever a structure is demolished or removed, the premises shall be maintained free from all usage or hazardous conditions by the proper regulation of the *lot*, restoration of established grades and the erection of the necessary retain walls and fences in accordance with the provision of Chapter 33.

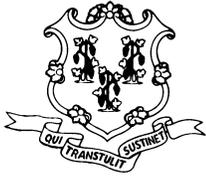
SAFETY OF PUBLIC AND OTHER STRUCTURES

Sec. 29-402. (Formerly Sec. 19-403c). Certificate of registration for demolition business; fees.

Definition of registration. Exemptions. (a) No person shall engage in the business of demolition of buildings without a certificate of registration obtained from the department of public safety. An applicant for initial registration shall file an application the department of public safety, furnish evidence of expertise and financial responsibility and pay a fee of three hundred dollars or a class B certificate and seven hundred fifty dollars for a class A certificate. Each certificate shall be valid from twelve months from date of issuance and shall be renewable on application for the registrant upon payment of an annual fee of two hundred dollars from a class B certificate and six hundred dollars for a class A certificate. The department may refuse to issue any such certificate for cause, and may revoke or refuse to renew any such certificate for failure to carry out and conform to the provision of this part or to any regulations adopted hereunder, or for any violation of title 22a. No person shall be refused a certificate or a renewal thereof, and no certificate shall be revoked, without an opportunity for a hearing conducted by the department of public safety.

(b) As used in this part, the term "registration" includes the whole or part of any permit which the department of public safety issues under authority of the general statues and which (1) requires persons to place their names on a list maintained by the department before they can engage in the business of demolition of buildings, (2) does not require a person to demonstrate competence by examination or other means and (3) may be revoked or suspended by the department for cause.

(c) The provisions of this section shall not apply to (1) a person who is engaged in the disassembling, transportation and reconstruction of historic buildings for historical purposes or in the demolition of farm buildings or in the renovation, alteration or reconstruction of a single-family residence, or (2) the demolition of a single-family residence or out building by an owner of such structure if it does not exceed a height of thirty feet, provided the owner shall be present on site while such demolition work is in progress, shall be held personally liable for any injury to individuals or damage to public or private property caused by such demolition, and provided further such demolition shall be permitted only with respect to buildings which have clearance from other structures, road or highways equal to or greater than the height of the structure subject to demolition. The local building official may require additional clearance when deemed necessary for safety.



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

DEMOLITION NOTIFICATION FORM

Table with 2 columns: FOR STATE USE ONLY, and rows for Postmark Date, Check #, Transmittal No., Amount Paid, Record No.

This form is to be completed and postmarked or hand delivered to the Connecticut Department of Public Health at least ten (10) days prior to the start of demolition as required by the Regulations of Connecticut State Agencies (RCSA), Section 19a-332a-3. Each demolition notification must be accompanied by a fee of FIFTY (\$50) dollars.

1. TYPE OF NOTIFICATION:

A. [] NEW B. [] EMERGENCY C. [] REVISED ITEMS REVISED:

2. FACILITY OWNER:

NAME:
ADDRESS:
CITY: STATE:
ZIP: PHONE NO.:

3. LOCATION OF FACILITY TO BE DEMOLISHED:

NAME:
ADDRESS:
CITY: STATE:
ZIP: PHONE NO.:

HAS AN ASBESTOS INSPECTION BEEN CONDUCTED? YES [] NO []

4. INSPECTION INFORMATION: NAME OF INSPECTOR:

LICENSE #: DATE OF INSPECTION:
INSPECTOR ADDRESS: CITY:
STATE: ZIP: PHONE NO.:

(Inspection information applicable to facilities subject to the asbestos NESHAP, 40 C.F.R., Part 61)

In accordance with Section 61.145 of the U.S. Environmental Protection Agency's National Emission Standards for Hazardous Air Pollutants (NESHAPs) regulation, the owner or operator of a facility shall, prior to the commencement of renovation or demolition, inspect the affected portions of the facility for asbestos, including Category I and Category II nonfriable asbestos.



Phone: (860) 509-7367/ Fax (860) 509-7378
Telephone Device for the Deaf: (860) 509- 7191
410 Capitol Avenue, MS# 51 AIR
P .O. Box 340308
Hartford, CT 06134-0308
Affirmative Action / An Equal Opportunity Employer

5(A.)	DEMOLITION START DATE:	5(B.)	DEMOLITION COMPLETION DATE:
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6. USE OF FACILITY:

A. SCHOOL (K-12)	B. PUBLIC BUILDING	C. MANUFACTURING	D. OFFICE	E. COLLEGE
F. COMMERCIAL	G. CHURCH/SYNAGOGUE	H. RESIDENTIAL, # OF DWELLINGS	<i>I. OTHER</i>	

(I. SPECIFY)

7. BUILDING DATA:

SQUARE FEET:	# OF FLOORS:	AGE:
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8. DEMOLITION CONTRACTOR:

NAME: _____ CONTACT PERSON: _____

ADDRESS: _____

CITY: _____ STATE: _____

ZIP: _____ PHONE NO.: _____

9. DEMOLITION DISPOSAL FACILITY:

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

ZIP: _____ PHONE NO.: _____

10. DEMOLITION WASTE HAULER:

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

ZIP: _____ PHONE NO.: _____

11. PERSON COMPLETING THIS FORM:

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

ZIP: _____ PHONE NO.: _____

SIGNATURE	DATE:
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The submission of the **Notification of Demolition Form** is not required provided that an **Asbestos Abatement Notification Form** was previously submitted to the Department of Public Health involving abatement related to the demolition of the facility. In that case, the **Asbestos Abatement Notification Form** submitted to the agency satisfied the notification requirement for demolition of the facility. In all cases of demolition, one and only one form (**Notification of Demolition Form** or **Asbestos Abatement Notification Form**, as applicable) shall be sufficient to satisfy the Department of Public Health notification requirements detailed in Section 19a-332a-3 of the RCSA.