

# Demolition

- **Permit Required**

- A demolition permit is required for demolition of all or any portion of any structure where a building permit would be required to construct it.

- **Applying for a Permit**

- The following information is required to obtain a building permit:
  - Insurance Requirements:
    - The contractor performing the construction shall provide proof of liability insurance, working compensation, and disability insurance and name the Town as secondary insured by providing the following:
      - Liability Insurance:
        - Provide a Certificate of Insurance.
      - Workers Compensation:
        - Provide either Form C-105.2, Certificate of Workers' Compensation Insurance, or
        - Form SI-12, Certificate of Workers' Compensation Self-Insurance, or
        - Form CE-200, Certificate of Attestation for New York Entities With No Employees and Certain Out of State Entities, That New York State Workers' Compensation Insurance Coverage is Not Required.
      - Disability Benefits:
        - Provide either Form DB-120.1, Certificate of Disability Benefits Insurance, or
        - Form DB-155, Certificate of Disability Benefits Self-Insurance, or
        - Form CE-200, Certificate of Attestation for New York Entities With No Employees and Certain Out of State Entities, That New York State Disability Benefits Insurance Coverage is Not Required.

- Homeowners performing the construction shall fill out an Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance.
- Allow up to ten (10) working days for the permit application to be reviewed. A staff member will contact you when the permit is ready or if additional information is required.

- **Fees**

- One of Two-family dwelling \$150.00
- Accessory Structure \$75.00
- All other structures \$150.00

- **Definitions**

- Barrier:
  - Barriers shall be a not less than 8 feet in height and shall be placed on the property between the pedestrian walkway and the demolition. Barriers shall extend the entire length of the construction site. Openings in such barriers shall be protected by doors that are normally kept closed.
- Building:
  - Any improvement having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels; mobile home; or
  - Any other structure, including anything constructed, the use of which requires permanent or temporary location on the ground or attachment to something having permanent or temporary location on the ground, including stationary and portable carports, docks, sheds, boathouses, towers, and structures of a similar nature; also including swimming pools, both in-ground and aboveground, decks, flagpoles over 20 feet in height and antennas.
- Covered Walkway:
  - Covered walkways shall have a clear height of not less than 8 feet as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed

loads. The design live load shall not be less than 150 psf for the entire structure.

- Start of Construction:
  - The date of permit issuance for new construction and substantial improvements to existing structures, provided that actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading, or filling), or the installation of streets or walkways, or excavation for a basement, footings, piers or foundations, or the erection of temporary forms, or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
  
- Structure:
  - Anything constructed, the use of which requires permanent or temporary location on the ground or attachment to something having permanent or temporary location on the ground, including stationary and portable carports, docks, sheds, boathouses, towers, and structures of a similar nature. Also including swimming pools, both in-ground and above ground, decks, flagpoles over 20 feet in height, antennas. Excludes patios, walkways and pavements at ground level.

- **Utility Connections**

- Service utility connections shall be disconnected and capped in accordance with the governing authority.

- Proof of property disconnection of the utilities shall be provided to the Town of Grand Island building department.
- The governing authorities are as follows:
  - Water service: Town of Grand Island
    - The Town of Grand Island water department shall be contacted to remove the water meter prior to demolition of the structure.
    - Water services will be discontinued at the main and shut off by the owner's licensed plumber prior to demolition of the existing structure. A permit fee will be paid to the Town Engineer or his or her designee for such inspection of disconnection.
    - No plumber, owner or other person shall turn the water on or off at any tap or curb stop or disconnect or remove the meter or otherwise shut off a water supply without the consent of the Town Engineer or his or her designee.
  - Sewer service: Town of Grand Island
    - The sewer service lateral shall be removed back to the wye location and capped by a plumber licensed with the Town of Grand Island.
    - Inspection of disconnection by the Town Code Enforcement Officer is required.
  - Electrical service: National Grid
    - The electrical service shall be disconnected in accordance with National Grid requirements.
  - Gas Service: National Fuel
    - The gas service shall be disconnected in accordance with National Fuel requirements.

- **General Requirements**

- Where a structure is demolished and removed the remaining vacant lot shall be filled and maintained to the existing surrounding grade. Drainage shall be maintained or restored to prevent standing water on the vacant property and to prevent drainage issues on adjoining properties.
- Where a structure is to be occupied during a partial demolition, the egress, fire protection, bathrooms, and all other required

facilities shall be maintained for the occupants throughout the demolition. Where any of the required facilities are to be altered during the demolition, a drawing showing the alterations and substitute facilities shall be provided.

- Pedestrian protection shall be provided as follows:
  - Where the distance from demolition to front lot line is less than 5 feet a construction barrier shall be provided. In addition, if there is a sidewalk located in the right-of-way in front of the structure a covered walkway shall be provided over the sidewalk.
  - Where the distance from demolition to front lot line is greater than 5 feet but less than one-quarter the structure height a construction barrier shall be provided. In addition, if there is a sidewalk located in the right-of-way in front of the structure a covered walkway shall be provided over the sidewalk.
  - Where the distance from demolition to front lot line is greater than 5 feet and between one-quarter and one-half the structure height a construction barrier only shall be provided.
  - Where the distance from demolition to front lot line is greater than 5 feet and greater than one-half the structure height no barrier is required.