TOWAMENCIN TOWNSHIP
1090 Troxel Rd, Lansdale, PA 19446
Phone: (215) 368-7602 Fax: (215) 368-7650

Application for Demolition Permit

Questions regarding this application – E-mail permits@towamencin.org

I – LOCATION OF PROPERTY

Address: _____ City: _____

II – OWNERSHIP

☐ Private ☐ Public ☐ Tenant Tenant Name: _____

III - IDENTIFICATION – To be completed by all applicants

OWNER

Name: _____ Phone: _____

Address: _____ E-Mail: _____

City: _____ Zip Code: _____

CONTRACTOR

Name: _____ Phone: _____

Address: _____ E-Mail: _____

City: _____ Zip Code: _____

Builder's Twp. License No. _____ Expiration Date: _____

DESIGN PROFESSIONAL

Name: _____ Phone: _____

Address: _____ E-Mail: _____

City: _____ Zip Code: _____

IV – DESCRIPTION & DATE OF DEMOLITION

Date: _____

Description: _____

Has DEP paperwork been completed and submitted (Commercial only)? _____

V – UTILITIES

☐ Water ☐ Gas ☐ Electric ☐ Sewer ☐ Other

VII – TYPE OF SEWAGE DISPOSAL

☐ Public ☐ Private (Septic tank)

☐ Pump System ☐ Holding Tank

VIII – TYPE OF WATER SUPPLY

☐ Public ☐ Private (Well)

IX – DIMENSIONS

Number of stories _____

Total square footage of floor area, all floors, based on exterior dimensions _____

Number of rest rooms: Men _____ Women _____ Unisex _____

Total building lot size, square footage _____

X – COST

Cost of Construction improvements $_____

Other costs $_____ Total cost of project_____

XI – SIGNATURE

Deposit of check representing the fee for this application does not constitute approval of or granting of same by Towamencin Township. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of Towamencin Township, including the attached conditions of approval.

SIGNATURE OF APPLICANT ***ADDRESS*** ***DATE***

XII – VALIDATION **(For Department Use Only)**

Permit Number: _____ _____

Permit Issued: _____ _____
Title

Permit Fee: $_____ Check No. _____ Date: _____

XIII – SITE OR PLOT PLAN – For Applicant's use – Please provide or attach plot plan details here.

NOTE: *PROPERTY OWNER IS RESPONSIBLE FOR THE ACCURACY OF ALL EASEMENTS, DEED RESTRICTIONS AND ON-SITE SEWAGE DISPOSAL SYSTEMS.*

Notes and Data – For Department Use Only

Commercial Demolition Permit — Conditions of Approval

Project: _____

Permit No.: _____

Property Address: _____

The issuance of this demolition permit is subject to the following conditions:

A. Conditions Prior to Commencement

1. **Approved Scope.** Demolition shall be limited to the buildings and associated improvements identified on the approved demolition plans. Any expansion of the scope shall require prior Township approval and, where applicable, an amended permit.
2. **Utility Disconnections.** Prior to demolition, the permit holder shall provide confirmation that electric, gas, water, sanitary sewer, and other affected utility services have been properly disconnected, capped, relocated, or otherwise secured by the appropriate utility providers or qualified contractors. Utilities serving buildings that will remain occupied shall be protected and maintained.
3. **Hazardous Materials and Environmental Compliance.** The permit holder shall comply with all applicable federal and Pennsylvania requirements governing asbestos, regulated materials, waste disposal, and demolition notifications. Required inspections, notifications, and abatement shall be completed before demolition begins.
4. **Structural Safety.** The demolition contractor shall complete the engineering survey required under applicable OSHA regulations and implement necessary measures to protect workers, adjoining structures, and the public.
5. **Site Security.** Appropriate fencing, barricades, warning signage, and other protective measures shall be installed to restrict unauthorized access to the demolition area.
6. **Pre-Demolition Coordination.** The permit holder shall coordinate the proposed commencement date with the Township and Building Code Official and arrange any required pre-demolition inspection. The Fire Marshal shall be notified where emergency access, fire protection, or fire department training activities may be affected.

B. Conditions During Demolition

7. **Compliance with Applicable Regulations.** All demolition activities shall comply with applicable provisions of the Pennsylvania Uniform Construction Code, Township ordinances, approved plans, and other applicable federal and state requirements.
8. **Protection of Adjacent Properties.** Demolition operations shall be conducted to protect adjacent buildings, occupied residential units, public streets, sidewalks, utilities, and other improvements from damage or unsafe conditions.
9. **Dust, Debris, and Nuisance Control.** The permit holder shall implement appropriate dust suppression, debris containment, and site maintenance measures. Demolition materials shall not be permitted to accumulate in a manner that creates unsafe conditions or obstructs public access.

10. **Stormwater and Erosion Control.** Required erosion and sedimentation controls shall be installed and maintained throughout demolition and until the site is stabilized or transitioned to approved construction activities. Sediment, debris, and contaminated runoff shall not be discharged onto adjoining properties or public rights-of-way.
11. **Demolition Waste Disposal.** Demolition debris shall be transported to authorized disposal or recycling facilities in accordance with applicable regulations. Burning or unauthorized burial of demolition materials on the property is prohibited.
12. **Public Safety and Access.** Emergency vehicle access required fire lanes, and safe access to occupied portions of the apartment complex shall be maintained throughout demolition. Any proposed closure or obstruction of a public street, sidewalk, or right-of-way shall receive applicable approvals in advance.
13. **Unforeseen Conditions.** If unexpected structural instability, suspected hazardous materials, damaged utility connections, or other conditions presenting an immediate safety concern are encountered, affected work shall cease until the condition has been evaluated and appropriate corrective measures implemented.

C. Completion and Permit Closeout

14. **Removal of Improvements.** All buildings and associated improvements identified for removal shall be demolished in accordance with the approved plans. Foundations, slabs, and below-grade improvements shall be removed or otherwise addressed as authorized by the approved demolition scope.
15. **Site Restoration and Stabilization.** Upon completion, the demolition area shall be left free of hazardous debris, unsafe excavations, and exposed utility connections. Temporary grading and stabilization shall be maintained until construction under the applicable redevelopment approvals proceeds.
16. **Final Inspection.** The permit holder shall request a final demolition inspection from the Building Code Official. Outstanding deficiencies shall be corrected before the demolition permit is closed.
17. **Separate Construction Authorization.** This demolition permit does not authorize construction or other new improvements. Separate permits and approvals shall be obtained before commencing such construction.
18. **Compliance and Enforcement.** Failure to comply with applicable permit conditions, approved plans, or governing regulations may result in corrective action, suspension or revocation of the permit, or other enforcement measures as authorized by law.

Special Conditions / Additional Requirements:

Building Code Official: _____

Date of Issuance: _____