TOWN OF COLCHESTER

Demolition Permit Application Package

In accordance with CGS Sec. 29-406, no person shall demolish any building, structure or part thereof without obtaining a permit for the particular demolition undertaking from the Building Official. Any permit issued pursuant to the following provisions shall be valid for a period of one (1) year from the date of issuance. Demolition not completed within said one (1) year period shall require a new permit. **The fee for a demolition permit is $51.00**.

No person shall be eligible to receive a permit under this section unless such person furnishes to the Building Official:

- Building/Zoning Permit Application Form signed by both the property owner and the demolition contractor.

- Certificate of Registration: A copy of Demolition Contractor's current Certificate of Registration shall be provided in accordance with CGS Section 29-402.

- Certificate of Insurance: Written notice of financial responsibility in the form of a Certificate of Insurance shall be provided 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.

- Save Harmless Statement: A written declaration from the contractor on company letterhead signed by an officer of the company, with the following statement:

  "In accordance with Connecticut General Statute 29-406, we (contractor/owner) hereby agree to save harmless the Town of Colchester and it's agents from any claim or claims arising out of the negligence of the applicant or his/her agents or employees in the course of the demolition operations associated with (project title, address)".

- 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.

- Approval letter from Chatham Health District addressing proper abandonment of Septic System and/or Well, if applicable.

- Certified return receipt mailing for each abutter of the property along with copy of the notification letter (CGS 29-407). Note: a list of abutters may be obtained in the Planning and Zoning Department upon request. Please also note that the Town of Colchester Code of Ordinances Chapter 27 includes additional provisions for the demolition of Historic Structures (see Legal Notice Requirements below).

- Reporting and testing from a State licensed abatement contractor concerning the existence or non-existence of Asbestos and Lead paint including abatement plan, copy of the Department of Public Health "Demolition Notification Form" also to be submitted.

- Contact Call Before You Dig (https://www.cbyd.com/or call 811) within 30 days of issuance. File separate sewer disconnect if applicable after demolition application is received.

Legal Notice Requirements

Before issuing a permit, the Building Official shall publish a legal notice of any application for such permit for the demolition of said building, structure or part in a newspaper having substantial circulation in the Town of Colchester.

- Notice shall be published at least 60 days before the issuance of such permit for buildings and structures located within a designated Historic District; or individually listed on the National Register of Historic Places or nominated for such status; or a building at the address listed on Appendix I of the Lusignan Historical and Architectural Survey; or more than 75 years old.

- Notice shall be published at least 30 days before the issuance of such permit for all other buildings and structures.

You will be responsible to provide and maintain the following requirements:

- Posting of Demolition sign provided by Building Department on the property visible from the public street. Said sign shall remain posted on the property for at least 30 days before issuance of the permit. The applicant shall file an affidavit with the Building Official certifying that said sign has been posted.

- Provide safety measure in accordance with CGS 29-408 unless otherwise waived by the Building Official.

- Provide sidewalk shed requirements in accordance with CGS 29-409 if applicable.

- Suitable provisions for the proper disposal of all accumulated materials must be developed and maintained, demolition operations must be in accordance with CGS 29-412.

- Site must be clear from all excess materials, rubbish and debris, foundations, cellars or holes must be filled to grade level in accordance with CGS 29-413.

DO NOT COMMENCE DEMOLITION UNTIL A PERMIT IS ISSUED BY THIS OFFICE.
CALL FOR INSPECTION OF PROPERTY WHEN DEMOLITION IS COMPLETE.