

Permit No. _____

Date of Application: _____

Application for Demolition Permit

Town of East Lyme Building Department, 108 Pennsylvania Avenue, Niantic, CT 06357

Telephone: (860) 691-4114

Fax: (860) 691-0351

Application must be filled out completely in ink

☐ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER

Job Location _____

Property Owner's Name _____

Property Owner's Address _____

Demolition Contractor _____ TEL No. _____ ST LICENSE No. _____

Contractor's Address _____ City: _____ ST _____ ZIP _____

Description of Building to be demolished _____

Method and Equipment to be used _____

Notification of Public Utility Companies: As per CGS Section 29-406 (2)

Utility Services Disconnected from premises:

Electric ☐ Water ☐

Attach Certificate of Insurance per CGS Section 29-406 (1)

*Owner or Demo Applicant must send a letter notifying the abutting property owners.
Application must include a list of abutters, copy of letters and copy of certified mail
receipts. (See CGS Section 29-407)*

I hereby agree to conform to all the requirements of the laws of the state of Connecticut and Ordinances of the Town of East Lyme.

Owner's Signature: _____ Date: _____

Contractor's Signature: _____ Date: _____

Contractor Email _____

Approved By: _____ (Building Official)

Permit Fee Due: \$100.00

DEMOLITION CHECKLIST

_____ Permit application signed by owner and contractor
_____ Copy of demolition license attached
_____ \$100.00 fee due to the Town of East Lyme
_____ List of abutting property owners
_____ Copy of letter sent to abutting property owners
_____ Copy of certified or registered mail receipts
_____ Copy of utility disconnect notice
_____ Copy of insurance specifying demolition purposes
_____ Hold Harmless Letter
_____ Water & Sewer disconnects, please see the water & sewer requirement sheet
_____ Fence and/or Sidewalk Shed per CGS Sec 29-408 & 29-409

HOLD HARMLESS AGREEMENT

In accordance with Connecticut General Statute Sec. 29-406,
_____ (company name), hereby agrees to save
the Town of East Lyme and its agents, 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 at _____ (address).

_____ (Company Name)

_____ (Signature, Title)

_____ (Date)

WATER & SEWER DEPARTMENT REQUIREMENTS

VERIFICATION OF WATER & SEWER AVAILABILITY

If an applicant is looking to know whether a property has availability to Town water and/or sewer, he/she can check with the Water & Sewer Department. We are located in the bottom floor of Town Hall across from the Land Use Department. Inquiries can also be made by calling the Sewer Department at 691-4116 or the Water Department at 691-4104.

WATER AND/OR SEWER DISCONNECTION

If an applicant knows that there is water and sewer at an existing house that is scheduled for demolition, the following procedures should be followed;

1. The applicant needs to complete a demolition permit application with the Water & Sewer Department
2. The cost of the demolition permit is \$80 for water and \$80 for sewer.
3. If the applicant is considering a reconnection at a later date, then the application fee would be \$230.
4. The permit application is available in the Water & Sewer Department
5. After the permit application is submitted, the Water & Sewer Department will provide your contractor with the appropriate contact numbers so that the contractor can call and make arrangements for inspection.
6. Water & Sewer personnel need to visually inspect that the disconnection meets all applicable standards.
7. Once the work has been completed and approved, the Water & Sewer Department will notify the Building Department that the disconnection has been approved.

WATER AND/OR SEWER CONNECTION/RECONNECTION

If an applicant is looking to make a connection and/or a reconnection, then the following procedures should be followed;

1. The applicant needs to complete out a connection/reconnection permit application with the Water & Sewer Department.
2. The cost of the connection/reconnection permit is \$150 for water and \$150 for sewer.
3. The permit application is available in the Water & Sewer Department.
4. If an applicant is looking to disconnect and reconnect a water or sewer line, than it would be \$230.
5. After the permit application is submitted, the Water & Sewer Department will provide your contractor with the appropriate contact numbers so that the contractor can call and make arrangements for inspection.
6. Water & Sewer personnel need to visually inspect that the connection/reconnection meets all applicable standards.
7. Once the work has been completed and approved, the Water & Sewer Department will notify the Building Department that the connection/reconnection has been approved.

AN ACT CONCERNING DEMOLITION PERMITS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 29-406 of the 2016 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2016*):

(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.

Sec. 29-407. (Formerly Sec. 19-403h). 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.

(February, 1965, P.A. 551, S. 9; P.A. 73-595, S. 3.)

History: P.A. 73-595 replaced "town assessor" with "assessor of the city, town or borough in which such demolition is planned"; Sec. 19-403h transferred to Sec. 29-407 in 1983. Cited. 18 CA 40.

§ 150.005 DEMOLITION DELAY.

(A) Pursuant to Conn. Gen. Stat. § 29-406, there shall be a 90-day waiting period before a permit to demolish any structure located in the town may be issued. The 90-day waiting period shall commence upon the filing of a demolition permit application with the Building Department.

(B) The applicant for a demolition permit must install, within seven business days of submitting the application, a sign provided by the building department, upon submission of a \$200 deposit, on the front wall of the structure, or such other location as directed by the Building Official. The sign must remain in place until such time that the waiting period has expired.

(C) Within seven days of the filing of the application, the Building Official shall determine if the structure proposed for demolition is included in the historic property inventory, as it may be amended from time to time. If the structure is included in the inventory, the Building Official shall notify the Historic Properties Commission in writing within seven business days of such determination. If the structure is not included in the inventory, the Building Official may issue the permit forthwith.

(D) Upon notification as set forth above, the Commission shall review the application at its next scheduled meeting. The Commission may waive the balance of the waiting period or may determine that the waiting period must remain in effect. The Commission shall provide notice of its decision to the applicant and the Building Official in writing within seven business days of said decision.

(Ord. passed 6-6-2018)