

City of Lewiston Demolition Permit Application

Permit fee: \$	Receipt number:	Date:
Permit Number: DEMO-		Date issued:

Location of Work

Map/ Lot	Street Address:
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Contact Information

	Name	Address/ E-mail	Telephone
Applicant			
Owner			
Contractor			

Property Information

Last known use:	Number of stories:	
Total square footage:	Number of dwelling units:	Hazardous materials*:

*Asbestos Survey and DEP

Submittals must accompany application for all non-residential principal buildings and structures and multifamily dwellings.

I hereby certify that, to the best of my knowledge, the information provided herein is accurate. I understand that the property owner and his/ her agent(s) are responsible for compliance with all applicable codes and the protocols in the attached handout.

Signature of Owner/ Agent

Date

For office use only

Use Group:	Construction Type:	Zoning district:
Permitted use:	Conditional use:	Nonconforming use:

Flood Zone	Shoreland Zone	Historic/ Significant Building
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Approved _____ Denied _____ Signature _____ Date _____

Reason for denial _____

Demolition Protocol

For the City of Lewiston

Required

- Prior to the commencement of demolition activity, the owner/ agent shall provide the code enforcement office with the following:
 - A completed demolition permit accompanied by the requisite fee.
 - Sign-offs for utility disconnects from the natural gas and electric companies and the municipal sewer and water department. Sign-offs from cable and telephone companies are optional.
 - Documentation of hazardous material assessment and abatement in accordance with Maine Department of Environmental Protection regulations.
- The owner/ agent shall notify Dig-Safe seventy-two (72) hours prior to initiating any demolition activity.
- The building foundation shall be demolished below grade and the cellar filled with clean inert fill and, stabilized against wind and water erosion in accordance with the following:
 - **302.10.1 Demolition.** On any premises located in the Downtown Residential District, the Neighborhood Conservation “B” District, the Centreville District, and the Riverfront District, the following provisions shall apply to demolition activity commencing on or after March 31, 2014 resulting in vacant premises:
 - Temporary erosion and sediment control measures in keeping with the applicable best management practices as per the above referenced document shall be in place on premises in these districts as necessary during and after the completion of demolition activity.
 - Permanent erosion and sediment control measures shall be in place within thirty days after the completion of demolition activity in these districts and shall be achieved with topsoil spread at a minimum compacted depth of 4 inches in keeping with the applicable best management practices as per the above referenced document.
 - Premises shall be barricaded within thirty days after the completion of demolition with boulders one cubic yard or larger placed around the entire perimeter of the premises at intervals of not less than six feet apart. The purpose for this provision is to discourage the unlawful use of any vacant premises for parking, storage, or related activity; however, such uses may be established subject to permitting.

Exceptions:

1. The code official may waive the requirement for the use of topsoil as the permanent soil stabilization method when determined that some other permanent soil stabilization best management practices method would be more appropriate for a given premises. Any such waiver must be requested in writing.
 2. The code official may extend the thirty day provision for the installation of topsoil as the permanent soil stabilization method when determined that the redevelopment of the subject premises will likely occur within twelve months after the completion of demolition or when it is impractical due to fall and winter conditions. Any such waiver must be requested in writing.
 3. The code official may waive the requirement for the placement of boulders in whole or in part when it can be demonstrated that structures on adjoining premises, topography, existing or proposed permanent fences, or other barriers are of such a nature to achieve the purpose of this section. Any such waiver must be requested in writing.
- **302.10 Erosion and sediment control.** When determined by the code official that soil erosion is occurring or is likely to occur beyond the premises or into a protected natural resource as defined by M.R.S.A, Title 38 § 480-B erosion and sediment control measures shall be installed in accordance with the Maine Erosion and

Sedimentation Control BMPs Pub. No. DEPLW0588, published by the Maine Department of Environmental Protection, Bureau of Land and Water Quality, (March 2003). Erosion control measures where required must be maintained until the site is permanently stabilized. Permanent erosion and sediment control measures shall be achieved with topsoil spread at a minimum compacted depth of 4 inches in keeping with the applicable best management practices as per the above referenced document. Lawfully established agricultural fields shall be exempt from this section.

Exception:

- The code official may waive the requirement for the use of topsoil as the permanent soil stabilization method when determined that some other permanent soil stabilization best management practices method would be more appropriate for a given premises. Any such waiver must be requested in writing.

Recommended Demolition Practices

- Due to the age of the properties being demolished, presume that there is lead-based paint in the property.
- Except in emergency circumstances, ten (10) days prior to the commencement of demolition, the owner or owner's agent should place signs on the property being demolished that identify the date and time of demolition.
- The City of Lewiston may provide the private owner or agent with brochures regarding its HEPA vacuum program. This program is for anyone interested in using the HEPA vacuum to minimize dust exposure following demolition.
- The private owner or agent shall maintain control of the site from the start of demolition until completion. Safeguards shall be maintained to prevent unauthorized access to the site and to protect pedestrians and adjoining properties during the demolition process. The perimeter of the site shall be demarcated for no entry and signs to that effect shall be posted.
- During the course of the demolition project and in the absence of freezing conditions, the contractor shall practice dust control by wetting down the building and its debris during the active part of the demolition and loading the debris onto the transport vehicle.
- Temperature and other weather conditions shall be given consideration when scheduling demolitions during winter months. When feasible given conditions, wetting will be provided.
- All demolition debris will be removed in trucks that have the proper covering screens as required by City Ordinance.
- The contractor shall prevent the accumulation of mud and fill material on streets and sidewalks from erosion and vehicles exiting the site.
- Contractor shall establish direct routes to final disposal site(s) to minimize impact on residential areas.