

TOWN OF PRESTON APPLICATION FOR STRUCTURE DEMOLITION PERMIT

HOUSE # _____ STREET _____

Property Owner's Name _____ Signature: _____
Property Owner's Mailing Address: _____

Contractor _____ DEMO LICENSE # _____ A ___ B ___
Contractor's Address _____
Contractor's Cell Phone _____ Email _____

Occupancy: __1 Family__ 2 Family__ Other _____
Construction Type: _____

Is this Structure listed on a Historic Register?___ Is the Structure located in a Historic District?___ Total value of Demolition and Disposal \$ _____
Height of Structure _____ Distance from Structure to property line _____ Distance of Structure to nearest other structure _____

Total value of labor, materials, and disposal: \$ _____ Fee: \$ _____ Final Cert of Approval \$ _____ Total \$ _____ App. Date: _____
Zoning Approval _____ Date _____
Building Official Approval: _____ Date: _____ FM Approval: _____ Date: _____

The undersigned Owner or Attorney In Fact applies for a permit to demolish an existing building or structure in accordance with the laws and ordinances of the Town of Preston CT and the Connecticut General Statutes, the CT State Building Code, and the CT State Demolition Code and intends to comply with same. Demo permits are issued to the owner in fee, and compliance with all regulations is the responsibility of the owner in fee of the subject parcel.

Applicant: _____ **Date:** _____

I hereby swear that the this application is authorized by the owner in fee and that said applicant is authorized by the owner in fee to make said application.

Personally Appeared _____ Authorized agent for: _____ Owner

Who made oath that the statements herein were true and correct before me this _____ day of _____

Notary Public _____ My Commission Expires: _____

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How will the basement and other excavations be filled? _____

Describe fencing and public safety plans: _____

Check all that applies to this structure:

Well _____ Public Water _____ Septic _____ Public Sewer _____ Propane Tanks _____ Fuel Oil Tanks _____ Natural Gas _____ Electric _____ Telephone _____ CATV _____
 Public Storm Sewer Connection _____ Retaining Walls _____ Public Sidewalk _____ Solar _____ Lead _____ Asbestos _____ Haz Mat _____ Abuts State Highway _____

Document Check List (as applicable to the project)

_____ Plot Plan showing all distances to structures, property lines, and the public way. Identify fence, dumpster, and loading area locations, storm sewer inlets, nearby water courses and wetlands	_____ Evidence of Workers Comp Insurance
_____ Tax Map showing all abutters names on parcels	_____ Proof of Liability Insurance
_____ List of abutters corresponding to Tax Map	_____ Fire Marshal Approval Letter (or signed this app)
_____ Copy of Abutter notice letter	_____ Indemnification Letter on company stationary
_____ Proof of mailing for all Abutters.	_____ Insurance Certificate (see instructions)
_____ Copy of State Demolition License	

Clearance Letters Attached (as applicable to the project)

Electric Utility _____	State DPH, Asbestos Division _____	Flood Plain Permit _____
Gas Utility _____	Preston Fire Marshal _____	Inland Wetland Approval _____
Cable TV Utility _____	Uncas Health District _____	
Telephone Utility _____	Lead Abatement _____	
Preston DPW _____	Asbestos Notice to State _____	
Conn D.O.T. _____	Demo Notice to State _____	
Public Sewer/Septic Authority _____	Abatement Clearance _____	
Public Water Authority _____	Other _____	

Indemnification and Insurance:

Pursuant to CGS 29-406. Licensed Demo Contractor hereby indemnifies and holds the Town of Preston, its agents, officers, and employees harmless from any claim or claims arising out of the negligence of the Contractor or his agents or employees in the course of the demolition operations. Contractor shall provide written evidence (1) of financial responsibility, and maintain such in full force and effect for the duration of this project, in the form of an insurance policy specifying demolition purposes and providing **COMMERCIAL GENERAL LIABILITY** coverage of at least one million dollars per OCCURRENCE with a **GENERAL AGGREGATE** of at least two million dollars; and for property damage of at least fifty thousand dollars per accident with an aggregate of at least one hundred thousand dollars; and the insurance policy shall provide that the “Town of Preston, its agents, officers, and employees shall be named as “additional insured” by policy endorsement with respect to General Liability. “An “ACCORD” type form issued by the agent is required to meet this obligation. Proof of Workers’ Compensation insurance is also required.

Licensed Demo Contractor _____ by: _____

Title: _____ Date: _____

Personally Appeared _____ Authorized agent for Demolition Contractor named above;

Who made oath that the statements herein were true and correct before me this _____ day of _____ Yr _____

Notary Public _____ My Commission Expires: _____

Indemnification letter required by C.G.S. 29-406

Please copy this language and place it on the Licensed Demolition Contractor's letterhead.

Name of Contractor _____ as part of his/its application for a Demolition Permit from the Town of Preston, does hereby expressly agree as Contractor to at all times indemnify, defend, and hold harmless the Town and its officers, agents, and employees, on account of any and all demands; claims; damages; losses; litigation; financial costs and expenses, including counsel's fees; and compensation arising out of personal injuries (including death) and any damage to property real or personal, and any other loss or expense, directly or indirectly arising out of, related to, or connected with the demolition permit and the work to be performed thereunder by the Contractor, its employees, agents, subcontractors, material suppliers, or anyone directly or indirectly employed by any of them. The contractor shall and does hereby assume and agree to pay for the defense of all such claims, demands, suits, proceeding and litigation.

Name of Contracting Company _____

Signed: _____ Title _____

Print Name _____ Date: _____

INSURANCE CHECKLIST:

- 1.) **Liability Insurance:** Accord form must state coverage includes "**demolition hazards**"
- 2.) **Minimum Limits:**
 - a.) 1 million per occurrence;
 - b.) General aggregate limit 2 million; and
 - c.) for property damage of at least fifty thousand dollars per accident with an aggregate of at least one hundred thousand dollars
- 3.) **Additional Insured Statement:** "The Town of Preston, its agents, officers, and employees are named as Additional Insured" by policy endorsement with respect to General Liability.
- 4.) **Proof of Workers Compensation Insurance or CT D.O.L. approved form (7A, 7B, or 7C) is also required.**

Note: standard qualifiers such as "*where required by written contract*" are not permitted. This is required by State Statute, not written contract.

This application for a demolition permit is governed by the current applicable CT State Statutes, CT State Building Code, as amended, and applicable ordinances enacted by the Town of Preston

CT State Building Code:

Section 105.3.1 ACTION ON APPLICATION reads in part: “The Building Official shall examine or cause to be examined application for permits and amendments thereto within 30 days after filing and either issue or deny a permit within such 30 day period. If the application or construction documents do not conform to the requirements of this code and pertinent laws, the Building Official shall reject such application in writing stating the reasons therefore.”

Section 105.3.1 ZONING APPROVAL reads in part: “No Building Permit shall be issued in whole or in part for a building use or structure subject to the zoning regulations of the municipality without certification in writing by the official charged with enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid non-conforming use under such regulations.”

Section 105.3.1.2 FIRE MARSHAL APPROVAL reads in part: “No Building permit for a building structure or use subject to the requirements of the CT State Fire Code, [as amended], shall be issued in whole or in part without certification in writing from the local Fire Marshal that the construction documents for such building, structure, or use are in substantial compliance with the requirements of the 2005 CT State Fire Code [as amended].”

CT State Demolition Statutes

[Sec. 29-401. \(Formerly Sec. 19-403b\). Regulations.](#)

[Sec. 29-402. \(Formerly Sec. 19-403c\). License for demolition business: Application; fees; refusal or revocation. Exemptions.](#)

[Sec. 29-403. \(Formerly Sec. 19-403d\). Appeal from decision of department.](#)

[Sec. 29-404. \(Formerly Sec. 19-403e\). Local building official to administer State Demolition Code.](#)

[Sec. 29-405. \(Formerly Sec. 19-403f\). Appeal from decision of local building official.](#)

[Sec. 29-406. \(Formerly Sec. 19-403g\). Permit for demolition of particular structure. Exemption. Waiting period.](#)

[Sec. 29-407. \(Formerly Sec. 19-403h\). Notice to adjoining property owners.](#)

[Sec. 29-408. \(Formerly Sec. 19-403i\). Safety measures to be provided. Fence.](#)

[Sec. 29-409. \(Formerly Sec. 19-403j\). Sidewalk shed requirements.](#)

[Sec. 29-410. \(Formerly Sec. 19-403k\). Excavation of sidewalk area.](#)

[Sec. 29-411. \(Formerly Sec. 19-403l\). Restrictions on demolition procedures.](#)

[Sec. 29-412. \(Formerly Sec. 19-403m\). Accumulated materials.](#)

[Sec. 29-413. \(Formerly Sec. 19-403n\). Basements and cellars.](#)

[Sec. 29-414. \(Formerly Sec. 19-403o\). Penalty.](#)

[Sec. 29-415. \(Formerly Sec. 19-403p\). Public service company exceptions.](#)