

CHAPTER 4

BUILDINGS

Part 1

Demolition Permit Rules and Regulations

- §101. Permit Requires Adherence to Rules and Regulations
- §102. Erosion Control Required
- §103. Dust Control
- §104. Damage To Adjacent Property
- §105. Protection of Live Utilities
- §106. Disconnection and Sealing of Water and Sewer Lines
- §107. Filling of Wells and Cesspools
- §108. Barriers Required
- §109. Special Signs
- §110. Backfill and Grading Standards
- §111. Protection of Borough Streets and Right-of-Ways
- §112. Removal of Debris, Surplus Material, Etc.
- §113. Dumping Site
- §114. Insect and Rodent Control
- §115. Violations
- §116. Penalty

Part 1

Demolition Permit Rules and Regulations

§101. Permit Requires Adherence to Rules and Regulations. Adherence to all the rules and regulations herein enacted shall be required of all persons to whom a permit of demolition is granted (Permittee) under the Building Code. For purposes of this Part, a person or Permittee including corporations and copartnerships as well as individuals. (Ord. 75-3, 4/7/1975, §502.01)

§102. Erosion Control Required. All persons under permit shall comply with all State Laws and regulations of the Pennsylvania Department of Environmental Resources regarding "Sedimentation and Erosion Control" and shall in addition thereto adhere in action under permit as follows:

1. Stripping of vegetation, regrading or other earthmoving activities shall be done in such a way that will minimize erosion.

2. Where possible, salient natural features shall be preserved, cut and fill operations shall be kept to a minimum and development shall conform to existing topography so as to minimize the potential for erosion.

3. Wherever feasible, natural vegetation shall be retained, protected and supplemented.

4. The disturbed area and duration of exposure shall be kept to a practicable minimum.

5. Disturbed soils shall be stabilized as quickly as practicable.

6. Temporary seeding and/or mulching shall be considered for protection of exposed critical areas that remain exposed for a period of time exceeding thirty (30) days during construction.

7. All permanent vegetation and erosion control and drainage facilities shall be installed as soon as practicable, where required.

(Ord. 75-3, 4/7/1975, §502.02)

§103. Dust Control. During the demolition of structures, the work shall be kept thoroughly wetted down to lay the dust as approved by the Borough. The Permittee shall provide necessary water and connections, also furnish cloth covers and plywood barriers where required. (Ord. 75-3, 4/7/1975, §502.03)

§104. Damage to Adjacent Property. Permittee shall execute demolition work to insure adjacent property against damages which might occur from falling debris, settling, movement, or other causes; do not interfere with the use of adjacent buildings; maintain free, safe exits and passage to and from same. Adjoining property which may be damaged by work shall be repaired promptly without cost to said adjacent property owner or the Borough. (Ord. 75-3, 4/7/1975, §502.04)

§105. Protection of Live Utilities. Utilities and related equipment which are intended to remain active shall be protected against damage and unauthorized use and shall be maintained in service without interruption, including but not limited to mains, manholes, catch basins, valve boxes,

poles, guys, and other appurtenances. Should temporary interruptions of service become necessary, it shall be done only upon receiving written instructions from the Borough or other Utility Owner. (Ord. 75-3, 4/7/1975, §502.05)

§106. Disconnection and Sealing of Water and Sewer Lines.

1. The complete disconnection from and sealing of any and all Borough water and/or sewer service lines is required prior to demolition or removal of any foundation members, basement walls, basement floors or support pads on or below ground level.

2. Disconnection and sealing to be performed only during the presence of a person designated by the Borough for that specific purpose. Designated person will be provided for a time period not to exceed one (1) hour per line at any time exceeding this one (1) hour limit will cause a charge of ten (\$10.00) dollars per hour or part hour required to complete the disconnection and sealing. Said charge shall be the liability of the permit applicant.

3. The sealing of water lines shall take place at the point where the curb shut off valve is located. The complete disconnection and removal of customer service line within one (1) foot of Borough service line is required.

4. The sealing of sewer service lines shall take place within the first section of customer service line but not more than three (3) feet from the Borough service line. None of the seal shall extend into the Borough service line. Sewer line seal to be comprised of a proper mix of Portland Cement, sand and water; filling the interior area of the line one hundred (100%) percent for a minimum distance on one (1) foot and covering the open end of line in an amount and form deemed necessary by the Borough agency to retain the seal in place.

5. The use of motorized equipment within (2) feet of Borough service lines is prohibited at any time.

6. The use of motorized equipment within one (1) foot of customer service lines prior to disconnection from Borough service lines is prohibited.

(Ord. 75-3, 4/7/1975, §502.06)

§107. Filling of Wells and Cesspools. Before beginning demolition operations, the Permittee shall pump out and clean, in a sanitary manner, all wells, cesspools, and outbuildings within the areas to be cleared and, after disinfecting them as required by the appropriate regulatory agencies, shall backfill them to the adjacent ground level in accordance with the requirements as set forth in §109 hereunder. (Ord. 75-3, 4/7/1975, §502.07)

§108. Barriers Required. Suitable barriers, in accordance with State Regulations and subject to the approval of the Borough, shall be erected and maintained by the permittee around all operations and all openings in the ground as long as such operations or openings shall, in the opinion of the Borough, constitute a hazard or dangerous condition. (Ord. 75-3, 4/7/1975, §502.08)

§109. Special Signs. The Permittee shall furnish, erect, and maintain approved "Danger", "Warning", and "Keep Out" signs at places and locations where the placing of such signs is warranted, especially in working areas, or as directed by the Borough. (Ord. 75-3, 4/7/1975, §502.09)

§110. Backfill and Grading Standards.

1. All existing excavations shall be backfilled with clean earth containing no wood, glass, metal, plastic, or other deleterious substances; all material used shall be subject to the approval of the Borough or its Engineer. Stones no larger than one-half ($\frac{1}{2}$) cubic foot may be used for not more than ten (10%) percent of the fill to within one (1) foot of finish grade, and shall be uniformly distributed. The Permittee shall furnish at his expense, all material required for backfilling.

2. All backfill shall be properly compacted in horizontal layers not more than twelve (12) inches thick to ninety (90%) percent optimum density to minimize settlement.

3. The top twelve (12) inches of fill shall be sound, clean, permeable soil acceptable to the Borough or its Engineer. The wearing surface shall be suitable for either temporary parking, or in the case of permanent planning, the material used on the surface for a depth of six (6) inches shall be similar to and compatible with the surrounding soil and capable of supporting like vegetation.

4. Final grade shall be contoured to a uniform slope from existing curb or sidewalk levels back to remaining buildings at a minimum slope of one-quarter ($\frac{1}{4}$) inch per foot to provide drainage away from buildings and to prevent the entrapment of or ponding of ground and/or surface water. The planting of grasses similar to surrounding vegetation within the height limitations of existing Borough Ordinances.

(Ord. 75-3, 4/7/1975, §502.10)

§111. Protection of Borough Streets and Right-of-Ways.

1. Damage or disturbance of any street, alley, right-of-way or property owned or controlled by the Borough of Shamokin Dam must be corrected to the satisfaction of the Borough within fifteen (15) days of the date on which the damage occurred. This time period may be extended via a written agreement with the governing body of the Borough for a period not to exceed six (6) months.

2. The depositing of foreign material upon any street, alley, right-of-way or property owned or controlled by the Borough shall be removed completely as follows; at the end of each work day when deposited upon a paved street or area; within five (5) days when deposited upon any unpaved areas. This removal to be done to the complete satisfaction of the Borough.

3. The operating or moving of any equipment, material or vehicle without the use of rubber tires or treads over or upon any street, alley, right-of-way or property owned or controlled by the Borough is prohibited.

(Ord. 75-3, 4/7/1975, §502.11)

§112. Removal of Debris, Surplus Material, Etc..

1. The Permittee shall remove all surplus material, debris, and equipment from the site upon completion of demolition, and the site shall be left in a clean and neat condition acceptable to the Borough or its Engineer.

2. The demolition work shall include but not be limited to the removal of buildings, structures, porches, sheds, privies, coal boxes, clothes lines, posts and settings, fences and walls, paved and unpaved surfaces, and all underground tanks, unless otherwise specified.

3. Burning of any material whatsoever is prohibited.

4. The Permittee shall remove all stumps, underbrush and trees at the base and all damaged and deteriorated trees as directed by the Borough or its Engineer.

5. The Permittee shall remove any refuse, or other material of any kind from the site upon request of the Borough or its Engineer. Upon completion of the work, the site shall be free of debris.

(Ord. 75-3, 4/7/1975, §502.12)

§113. Dumping Site. The Permittee shall be responsible for disposition of removed materials at his expense at a dumping site approved in accordance with State Law. The Borough shall not assume the responsibility of providing a dumping site. (Ord. 75-3, 4/7/1975, §502.13)

§114. Insect and Rodent Control. The Permittee shall provide for insect and rodent control in accordance with applicable State Law. (Ord. 75-3, 4/7/1975, §502.14)

§115. Violations.

1. Non-compliance and/or incomplete adherence to any of the aforementioned special restrictions and conditions shall constitute a violation and shall make Permittee ineligible to receive any future permits, until the violation is corrected to the complete satisfaction of the Borough.

2. Non-compliance and/or incomplete adherence to any of the aforementioned special restrictions and conditions shall constitute a violation under the Shamokin Dam Building Code for which the Permittee shall become liable under the penalty provisions of said Code.

(Ord. 75-3, 4/7/1975, §502.15)

§116. Penalty. Any person, firm or corporation who shall violate any provision of this Part 1 shall, upon conviction thereof, be sentenced to pay a fine of not more than three hundred (\$300.00) dollars; and/or to imprisonment for a term not to exceed ninety (90) days. Every day that a violation of this Part 1 continues shall constitute a separate offense. (Added by Ord. 88-3, 10/17/1988)