



Demolition Permit Guidelines

The following information is required to be submitted or addressed prior to issuance of a Demolition Permit:

- Permit Application and the required fees for a Building Permit and a Zoning Permit (see current fee schedule)
- Site Plan drawn to scale clearly depicting the structures being demolished, property boundaries, and any adjacent buildings located within 100 feet (or twice the height) of the structure to be demolished, whichever is greater. This plan shall also depict safety & security measures that will be utilized for the demolition.
- Asbestos shall be removed in accordance with PA Department of Environmental Protection Asbestos Removal Requirements.
- Identify the type and location of site utilities such as gas, electric, water, cable, telephone, etc. on the site plan.
- Identify if any underground storage tanks (combustible and flammable liquids) are present on the property.
- Indicate type of sewer system: on-lot septic system or public sewer.
- On-lot wells to be abandoned shall have the pump removed; the shaft filled with clean stone and permanently capped 12 inches below finish grade.
- The appropriate Water Authority must be contacted prior to termination when a fire or domestic connection to public water system is terminated. Public water service piping must be capped at an approved location and inspected by a Water Authority representative prior to its concealment/backfilling.
- When on-lot septic systems are present and are being abandoned: (1) all tanks must be pumped; (2) all associated piping must be removed and properly disposed of; and (3) all tanks must be removed and properly disposed of or abandoned in-place with holes punched in the tank bottom and filled with clean fill.
- When public sewer is present and the lateral is being abandoned, the lateral must be capped at the public sewer main and must be inspected by the appropriate Sewer Authority representative prior to backfilling.
- All excavations outside the street right-of-way must be filled with suitable uncontaminated material and installed to meet structural fill requirements if the area will be a bearing surface for below or above ground structures or buildings. Stone backfill material must be used for backfill when working within street right-of-way.
- Indicate whether demolition waste materials will be disposed of onsite or offsite. Only uncontaminated soil, rock, stone, gravel, concrete, brick, concrete block debris may remain onsite. All demolition materials removed from the site must be disposed of at an approved facility/site.
- Concrete slab and masonry foundation walls shall be broken up or removed.
- Future construction (if applicable) requires backfilling with approved engineered fill or excavation to virgin soil.
- If demolition explosives are to be utilized, the Blasting Contractor and/or Applicant must provide evidence of DEP permits and insurance.
- All adjacent property owners shall be notified in advance of any demolition activity.
- Notify PA One Call at (1-800-242-1776) at least 3 days prior to start of demolition or excavation.



LOWER NAZARETH TOWNSHIP

306 Butztown Road
Bethlehem, PA 18020
Ph. 610-759-7434/Fax 610-746-3317

TOWNSHIP USE ONLY
Permit #
Approve/Deny By
Received Stamp

DEMOLITION PERMIT APPLICATION

LOCATION OF PROPOSED WORK OR IMPROVEMENT

Address
Subdivision Name & Lot# Tax Map Id#

Is This Application Being Made By The Property Owner? Yes No If Not, Then By Whom? Contractor Other

Applicant Email Address:

Address

Phone #: Alternate Phone #: Fax #:

Property Owner: Email Address:

Address:

Phone #: Alternate Phone #: Fax #:

Contractor: Email Address:

Address:

Phone #: Alternate Phone #: Fax #:

Worker's Compensation Certificate Required Attached Yes No

COMPLETE ITEMS A THRU F (AS APPLICABLE)

A. PROPOSED TYPE OF DEMOLITION (check one)

- Structure/Building
Addition To Building/Structure
Accessory Structure
Other

C. UTILITY SERVICE(S) DISCONNECTED?

- Water
Sewer
Electric
Cable/Phone
NOT APPLICABLE

Water & Sewer Must Be Capped

B. EXISTING USE OF LAND/BUILDING:

- Commercial
Residential
Single Family
Duplex
Multiple: Number of Units
Accessory Structure

D. DISPOSAL OF BUILDING MATERIALS

- Landfill
Alternate Location

E. AFTER DEMOLITION (check all that apply)

- Fill
Compacted Fill
Grading & Seeding
Creating Parking Lot
Constructing New Building

F. ADDITIONAL REMARKS (optional):

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the Owner of Record and that I have been authorized by the Owner to make this application as his/her authorized agent, and I agree to conform to all applicable laws and codes of this jurisdiction.

The Applicant certifies that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents, PA Act 45 (Uniform Construction Code) and any additional building code requirements adopted by Lower Nazareth Township. The property owner and Applicant assume the responsibility of located all property lines, setback lines, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or ordinances of Lower Nazareth Township or any other governing body. The application, together with plans and attachments, are made part of this application by the undersigned. The Applicant and owner also agree they are responsible for the replacement of any township road to township standards, which are damaged during the demolition process.

Per Section 403.43(m) and 403.63(k) of Act 45, the Applicant shall submit all required fees of the permit, or the permit will be deemed invalid and the application denied. The Applicant hereby acknowledges that Lower Nazareth Township and their assigns are the sole producer of construction inspection services for Lower Nazareth Township.

By signing this application, authorization is granted to any municipal representative of Lower Nazareth Township to access the above property as stated within this application at any reasonable hour; to inspect and verify that any proposed use and/or structure contained within this application and/or that exists on the above property complies with all Lower Nazareth Township ordinances; and states that the information provided on this application by the Applicant(s) and owner(s) is true and correct to the best of their knowledge or belief.

SIGNATURE OF APPLICANT(S) _____ DATE _____

SIGNATURE OF PROPERTY OWNER(S) _____ DATE _____

DO NOT WRITE BELOW THIS LINE

OFFICE USE ONLY

DATE APPLICATION RECEIVED _____

ISSUED BY: _____ ZONING ADMINISTRATOR and/or BUILDING CODE OFFICIAL

PERMIT FEES		
Bldg Permit Fee	\$ _____	<input type="checkbox"/> Cash
Twp Admin & Education Fee	\$ _____	<input type="checkbox"/> Check _____ Receipt # _____
Demolition/Zoning Permit Fee	\$ _____	<input type="checkbox"/> Cash <input type="checkbox"/> Check _____ Receipt # _____
TOTAL FEES		