

BUILDING DEMOLITION DISCLOSURE FORM

In addition to the Application for Building Permit when demolition waste is a factor this document is required on submission.

**Associated Building Inspections, Inc.
Office of the Fire Marshal
1248 West Main Street Suite 23
Ephrata, PA 17522**

Construction and demolition waste: All waste materials resulting from the building, structural alteration, repair, construction or demolition of buildings or structures shall be disposed of as permitted by applicable municipal, state and federal laws and regulations as may be in effect or as subsequently imposed. It shall be the responsibility of the property owner to ensure the disposal of such waste in accordance with applicable laws and regulations. Nothing contained herein shall be deemed to prohibit any person not regularly engaged in the business of collecting municipal solid waste from hauling his/her construction and demolition waste to a state-permitted disposal facility or to a disposal facility as designated by the municipality in accordance with the regulations of the disposal facility.

LOCATION OF DEMOLITION:

Address: _____

Type of Structure: _____

Tax Parcel Number: _____

Location where waste will be disposed of:

PROPERTY OWNER INFORMATION:

Name: _____

Address: _____

Phone Number: _____

APPLICANT INFORMATION:

Company Name: _____

Contact Person: _____

Address: _____

Phone Number: _____

INSTRUCTIONS:

- (1) You must include a site plan drawing of the site.**
- (2) Provide a copy of a current liability insurance policy.**
- (3) Exterior Demolition, install a barrier(s) around demolition site to ensure public safety.**
- (4) Code Official shall be contacted after site has been secured and prior to the commencement of demolition.**
- (5) Periodic unannounced site inspections may be conducted during the period that demolition will occur to verify code compliance measures are in effect.**
- (6) A final inspection will be conducted after demolition; applicant must call for this inspection.**

Applicant Signature: _____

Date: _____

Fire Code Official Approval: _____

Fire Code Official Signature: _____

Date: _____

Associated Building Inspections, Inc.
Randy B. Maurer – Fire Marshal
Phone/Fax 717-733-1654 or 866-733-1654 (Toll Free)
E-Mail: randy.m@weknowcodes.com
www.weknowcodes.com

**NORTH CORNWALL TOWNSHIP
ORDINANCE NO. #213**

AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS GOVERNING THE DEMOLITION AND REMOVAL OF ALL PROPERTY, BUILDINGS AND STRUCTURES BY PROVIDING STANDARDS AND GUIDELINES FOR THE SAFE AND PROPER DISMANTLING AND REMOVAL AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; AS REQUIRED AND DESCRIBED UNDER THE PROPERTY MAINTENANCE CODE.

WHEREAS, the Board of Supervisors deems it be in the best interest and general welfare of the citizens and the residents of this Township to prohibit the unreasonable, unwarrantable or unlawful use of private or public property which causes injury, damage, inconvenience, annoyance, or discomfort to the person or property of others; and

WHEREAS, the Board of Supervisors seeks to promote the health, comfort and safety of its citizens by establishing regulations for the demolition of unsafe and/or condemned structures set forth herein; and

WHEREAS, the Second class Township Code authorizes townships of the second class to prohibit nuisances, to remove same, and to impose penalties therefore; to regulate demolition within the township; and, to promote, in other respects, the health, comfort and safety of its citizens.

NOW THEREFORE, BE IT ENACED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of this Township as follows:

SECTION 1. DEMOLITION OF STRUCTURES.

A. General Provisions

1. Where applicable, Federal and State laws, rules and regulations governing any and all phases of demolition work shall be observed at all times.
2. No structure, or part of a structure, or any floor or temporary support, or scaffold, sidewalk shed, or bridge, or any device or equipment shall be loaded in excess of the safe carrying capacity which shall never be considered more than one-third (1/3) of its ultimate structural strength.
3. Walkways and passageways shall be provided for the use of the workmen, who shall be instructed to use them, and all such walkways and passageways shall be kept adequately lighted and free from debris and other materials.

4. On every demolition job, danger signs shall be conspicuously posted around the property, and all doorways or thoroughfares giving access to the property shall be kept barricaded except during the actual passage of men or equipment.
5. During the hours of darkness, red or amber flashing lights shall be placed on or about all barricades.
6. Contractors are required to comply with all Federal, State, OSHA and any other requirements related to appropriate safety equipment and procedures required on the job site.

B. Preparatory

1. If a structure to be demolished has been partially wrecked by fire, flood, explosion or other causes, the walls shall be shored or braced, in accordance with accepted engineering practice, before any demolition work is started.
2. The power on all electric service lines shall be shut off and all such lines disconnected at or outside the property line before demolition work is started. Prior to the cutting of such lines, the contractor or property owner shall notify and obtain the approval or cooperation of the electric service company.
3. All gas, water steam and other service lines shall be shut off and capped or otherwise controlled at or outside the building line or curb before demolition work is started. In each case, the service company involved shall be notified in advance and its approval or cooperation obtained by the contractor or property owner.
 - a. All water laterals shall be capped at the main in accordance with the requirements of the Bureau of Water of the City of Lebanon. All caps shall be inspected by the proper official, prior to backfilling.
 - b. All sewer laterals shall be capped at the curb. Closing methods must be in accordance with the requirements of the North Cornwall Township Authority. All caps shall be inspected by the proper Township official, prior to backfilling. Prior to demolition the specific method of capping laterals shall be reviewed and authorized by the Township official.
4. If it is necessary to maintain any power, water or other lines during demolition, such lines shall be temporarily relocated or protected with substantial covering to the satisfaction of the utility company and in accordance with legal requirements.
5. Glazed sash and glazed doors and other glass shall be removed before other demolition work is started.
6. All exterior wall openings which extend down to floor level shall be barricaded to a height not less than three (3) feet above floor level.

This provision shall not apply to a story after structural demolition of that story has been started, nor to the ground level floor.

7. All floor openings and shafts not used for material chutes shall be floored over or enclosed with guardrails and toe boards.
8. Except for the cutting of holes in floors for chutes, and holes through which to drop materials, preparation of storage space, and other necessary preparatory work, demolition of exterior walls and floor construction shall begin at the top of the structure and proceed downward, and each story of exterior wall and floor construction shall be removed and dropped into the storage space before commencing the removal of walls and floors in the story next below. This requirement shall not prohibit the demolition of a structure in sections if positive means are taken to prevent injury to persons or damage to property.
9. No demolition work shall be performed between the hours of 6:00 p.m. and 7:00 a.m. prevailing time, Monday through Saturday. Work is also prohibited on Sundays. Only in the case of an emergency, and with prior Township consent, may work be performed during any of the above prohibited periods.
10. Structures shall be demolished in such a manner as to avoid hazards to persons and property, interference with the use of adjacent property, and interruption of free passage to and from such property.

C. Rodent/Insects/Pests Extermination

1. Before any other work is commenced, to prevent migration of rodents and other pests, thorough and efficient measures shall be pursued to exterminate them from the entire project area.
2. Only experienced exterminators shall be employed and shall be approved by the Township.
3. Warning signals shall be displayed in conspicuous places.
4. Ten (10) days prior to beginning demolition of any building, bait shall be distributed. No demolition of any nature shall begin before the elapse of ten (10) days from distribution of bait.
5. Methods and materials shall not be permanently injurious to persons or to domestic animals.
6. The Department of Agriculture's Leaflet No. 65, "Red Squill Powder in Rat Control", suggests the use of the following method for extermination of rats and mice:
 - a. Bait used for the extermination of rats and mice shall be composed of powdered Red Squill mixed separately and thoroughly with the following foods: ground, fresh lean beef and ground, fresh fish, in the proportions of one (1) part Red Squill to ten (10) parts of food by weight.
 - b. In addition to the bait specified, rat burrows shall be fumigated with calcium cyanide, using foot pump dusters for the purpose.

4. The outside edge and ends of the deck of the shed shall be provided with a substantial enclosure of at least forty-two (42) inches above the deck of the shed. Such enclosures may be vertical or inclined outward at approximately forty-five (45) degrees and shall consist of boards laid close together secured to braced uprights, or toe boards and galvanized wire netting formed of not less than No. 16 U.S. gauge wire and one and one-half inch (1-1/2") mesh.
5. Sidewalk shed openings for loading purposes shall be kept closed at all times except during actual loading operations.
6. The deck flooring of a sidewalk shed shall consist of planking of not less than two (2) inches in thickness, closely laid, and the deck made watertight. All members of the shed shall be adequately braced and connected to resist displacement of members or distortion of the framework.
7. Unless the top deck of the sidewalk shed is built solidly against the face of the structure to be demolished, the vertical face of the shed supports next to the building shall be solidly fenced throughout. This shall not prohibit the construction and use of solid sliding or swinging gates as may be necessary for the prosecution of the work.
8. When the horizontal distance from the inside of the sidewalk to the structure is more than fifteen (15) feet and less than twenty-five (25) feet, a sidewalk shed may be constructed over the sidewalk as described above or, in place of such shed, a substantial fence shall be constructed along the inside edge of the sidewalk or, if permission has been granted to close the sidewalk, along the inside edge of the roadway.
9. Every fence shall be constructed at least six (6) feet high of wood or other suitable material and shall be built solid for its entire height and length except that opening necessary for the proper prosecution of the work may be provided with solid sliding or swinging gates.
10. When the horizontal distance from the inside of the sidewalk to the structure is more than twenty-five (25) feet, a shed or fence as described above may be built or, in place of such shed or fence, a substantial railing shall be constructed on the inside of the sidewalk or roadway along the entire length of the demolition site and provided with movable bars as may be necessary for the proper prosecution of the work.
11. Where workers' entrances to buildings being demolished are not completely protected by sidewalk sheds, all such entrances shall be protected by canopies extending from the face of the building to a point not less than eight (8) feet from it. In each case such overhead protection shall be at least two (2) feet wider than the building entrance or opening and every canopy shall be at least as strong as the sidewalk shed specified in subsection (d)(3) hereof.

E. Demolition Work.

1. All operations in connection with demolition shall be completed in a workmanlike manner acceptable to the North Cornwall Township Inspector.
2. The contractor shall, at his own expense, arrange to have the electricity and gas turned off, and shall notify the various utility companies when he proposes to commence work, so that all wires and services may be disconnected in accordance with the rules and regulations of the various utility companies.
3. The contractor shall furnish, erect, and maintain approved danger, warning, and "KEEP OUT" signs at places and locations where the placing of such signs are warranted, or as directed by the Township Inspector, such signs to be sufficiently illuminated if directed by the Township Inspector.
4. Blasting shall not be permitted except on prior written permission of the Township of North Cornwall for each case, and only after obtaining and submitting to the Township of North Cornwall all necessary permits thereof.
5. Burning of any material whatsoever is prohibited.
6. The contractor shall not close or obstruct any streets, sidewalks, alleys or passageways unless specifically authorized. No material whatsoever shall be placed or stored on streets, sidewalks, alleys or passageways. The contractor shall conduct his operations so as to interfere as little as possible with the use ordinarily made of any roads, streets, driveways, alleys, sidewalks, facilities, etc. near enough to the work to be affected thereby.
7. Suitable barriers, subject to the approval of the Township Inspector, shall be erected and maintained by the contractor around all operations and all openings in the ground as long as such operations or openings shall, in the opinion of the Township Inspector, constitute a hazard or a dangerous condition.
8. During the demolition of buildings and structures, the work shall be kept thoroughly wetted down to prevent the spread of dust. The contractor shall provide necessary water and connections thereof.
9. Before beginning demolition operations, the contractor shall pump out and clean, in a sanitary manner, all wells and cesspools within the areas to be cleared, and disinfect them as may be required by the Bureau of Health.
10. The contractor shall be responsible for any water conditions from any cause and shall be responsible for the immediate elimination of the condition at his own expense.
11. Window and door frames, except glass, shall not be removed until the demolition work shall have progressed to their elevations in the walls.

12. No portions of walls above the elevations of the first floor and located immediately adjacent and parallel to any street shall be "thrown" but shall be barred loose and demolished piecemeal.
13. All buildings, structures, vaults, steps, walls, cesspool tanks, fences, guard posts, stacks, floor slabs on ground, and any other construction shall be demolished and removed completely to the original level of the ground adjacent to the wall or structure. Buildings facing streets shall not be demolished before all windows are deglazed to prevent accident caused by flying glass.
14. All operations in connection with backfilling and grading shall be performed and completed in such manner as will insure proper compaction, drainage and provide uniform grades between streets, or as directed by the North Cornwall Township Inspector.
15. In all cases work sites shall be restored to an even grass surface. Any conversion of the site e.g. stoned, concreted or paved surfaces shall be reviewed with the Township Inspector and proper approval obtained prior to those conversions.
16. All curbs, public sidewalks, and street paving damaged or disturbed by the contractor, shall be restored by the contractor to a satisfactory and safe condition, at least equal to that existing at the start of the work.
17. All floor construction shall be removed regardless of elevation or location. All basement partitions, furnaces, heating apparatus, piping, gasoline or oil tanks, miscellaneous fixtures and stairways shall be removed from the area of demolition.
18. The contractor shall leave contiguous buildings in a safe condition, and shall not deface, mar, hurt, or jeopardize any adjacent buildings, and any damage done to such adjacent or nearby buildings shall be repaired or restored by the contractor to the satisfaction of the Township Inspector and the owner of the property.
19. The contractor shall remove all debris and equipment and properly dispose of all material from the site of the work, and leave the ground clear of all materials, rubbish, and debris, and in a clean and neat condition, as demolition on each structure is completed.
20. Should demolition of a building reveal a party wall of an adjoining building not to be demolished, which is not full width of proper masonry as required by regulations of the Department of Safety, the contractor shall fill in such area, gable, or opening to make the remaining party wall conform with the above regulations and be weather tight. Any repairs to roof and flashing necessary shall be done by the contractor.
21. Where the contractor enters upon properties or adjoining properties, he shall obtain permission from the owner thereof and, on completion of any work, shall leave the property clean and free of debris of any kind and shall repair any damage to property which may have been caused by his work or by his employees.

22. Wherever joist holes, or any other breaks or depressions in remaining walls, are caused by the separation therefrom of joist, beams, flooring, roof, walls or any other parts of demolished structures which had been built into, or has been jointed to remaining walls, said holes, depressions or other irregularities shall be filled up and repaired with approved brick and cement mortar, the whole of such repaired areas to be satisfactorily cement mortar rough case in such manner as will leave such areas in a safe and weather proof condition.
23. Where party walls are left standing their capping has been disturbed by the contractor's operations, the latter shall restore the capping to its former condition or as directed by the North Cornwall Township Inspector.
24. The contractor shall obtain the signature of the Inspector on the permits for all buildings which adjoin party walls that are to remain indicating that he approves the condition of the party wall.

F. Multi-Story Buildings and Site Clearance.

1. Demolition of multi-story buildings shall begin by barricading the work area, posting warning signs, erecting sidewalk shed or bridge, obtaining a permit to demolish from the North Cornwall Township Inspector, notifying the Township that demolition is to commence, and employing a competent foreman and watchman to be on duty at all times during the working period.
2. Work shall begin at the roof by removing all pent houses, parapets, skylights, vents and roofing. A chute shall be installed from the uppermost floor to ground level and into the basement for the purpose of removing debris. Work of dismantling shall progress from the roof to the next uppermost floor. No floor shall be removed until walls and partitions are down to beam and joist bearing level of such floor.
3. Under-sidewalk vaults shall be filled to sub-grade of sidewalk slabs with well compacted layers of 2A modified stone. After fill has been completed and approved by the site inspector, the sidewalk shall be replaced in accordance with Township regulations.
4. Whenever acetylene or oxygen cylinders are transported or lifted by crane or derrick, such cylinders shall be placed in substantial stands or cradles. No beam shall be cut until precautions have been taken to prevent it from swinging freely and possibly striking any worker or any piece of equipment or any part of the structure being demolished. All structural steel shall be lowered from the building and never allowed to drop. Exception: When buildings being demolished are not adjacent to other buildings or thoroughfares, materials may be dropped provided that a sufficient number of employees are assigned to keep the public employees from entering the danger area.
5. When a structural steel frame is demolished without a derrick, the entire tier of beams next below that from which the beams and

columns are being removed shall be completely planked over. This provision shall not apply to floors from which arches have not been removed nor to openings for passage of material or equipment.

6. The contractor engaged to perform demolition work shall abide by all safety regulations as stated in the "Regulations For Demolition Work", 1960 edition, and as amended to most current publication of the Department of Labor and Industry, Harrisburg, PA, and these regulations shall become a part of the above rules and regulations.

G. Definitions.

1. "Contractor" means any person, persons, corporations or individuals doing demolition work for any corporation, individual or individuals, firms or corporations.
2. "Township Inspector" means any person or persons employed by North Cornwall Township to carry out functions of inspections to enforce the rules and regulations herein.
3. "Demolish" means to raze or tear down a building level with the ground.
4. "Township official" means anyone employed by the Township of North Cornwall.
5. "Multi-story building" means any building or buildings over two (2) stories in height.

H. Hard Hats.

1. All men on any demolition job shall be furnished with and required to wear approved type "hard hats".

I. Protection of Party Walls.

1. The term "party wall" means a wall built on the dividing line between adjoining buildings for their common use.
2. Whenever a building or other structure on one side of a party wall is removed, such party wall shall be maintained in a safe, weather-proof condition by and at the expense of the person causing the building or structure to be removed. Temporary or permanent bracing shall be provided as necessary for maintaining the stability of such party wall or adjoining building, whenever such stability is endangered by the removal of a building or other structure or part thereof.
3. The newly exposed face of the party wall is to be made as plumb and even as possible. In the case of a brick or masonry wall, open beam holes and other voids shall be closed with approved masonry. The courses shall be cut flush and the wall cement parged with approved materials. Frame or wood stud party walls shall be covered in the following manner: the wall shall be cut as close to the wood framing

members as possible to create a flush perpendicular face. The lath and plaster exposed on the side of the party wall being demolished may remain in place if soundly anchored. Plywood sheathing of not less than three-eighths inch (3/8") thickness will then be affixed to such wall as in standard building practice. The exposed wall will then be faced with an approved facing material.

4. The type of exterior facing or siding material will be determined by the existing structure and architecture of the surrounding area. Such determining of material to be utilized shall be the responsibility of the Township Inspector.
5. Where a chimney exists in party between the building to be removed and the building that is to remain, the person causing the demolition work shall be certain the chimney is made sound and weather-tight. The chimney is to be cement and to present a decent appearance.
6. Special attention shall be given to the waterproofing of party foundation walls. Such walls are to be waterproofed in the manner prescribed for new construction. Foundation walls, in party, that are above grade are to be capped with concrete in such a manner that a drainage slope cape is provided.
7. Special care shall be given to the grading of the newly created lot. The contractor shall make certain to slope the grade in such a manner that surface water will drain away from the newly exposed foundation party wall.
8. Where no foundation wall exists between the structure to be removed and the structure to remain, it shall be the responsibility of the person causing the demolition work to build a suitable concrete block foundation wall. Such wall is to be waterproofed as in new construction. Such wall is to be erected in such a manner that the floor beam will rest securely upon the wall.
9. The person causing the demolition work shall make certain the roof covering and the roof drainage system is repaired or replaced as in new construction. This shall include flashing, drip edge plates, gutters and rain water conductors as required.
10. It is to be understood that the person causing the demolition work shall be responsible for any and all damage to the opposite side of the party wall. The contractor shall make a survey of any damage which may occur, both during the demolition and immediately following the covering of the exposed wall, and the contractor shall then make arrangements to correct such damage to the satisfaction of the property owner and the Township Inspector.

J. Dust and Dirt Control During Demolition.

1. When deemed necessary by the Township Inspector, the demolition contractor shall be required to water soak the building being removed during actual demolition.

K. Application.

1. The term "unsafe building or structure" applies to buildings or structures, or portions thereof, existing or hereafter erected, as follows:
 - a. Those whose interior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
 - b. Those which, exclusive of the foundation, show thirty-three percent (33%) or more, of damage or deterioration of the supporting member or members, or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or covering.
 - c. Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
 - d. Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of North Cornwall Township.
 - e. Those which have become or are so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause injury, sickness or disease to those living therein or to the general public.
 - f. Those having inadequate light, air and sanitation facilities likely to cause injury, sickness or disease to those living therein or to the general public.
 - g. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of communication.
 - h. Those which have parts thereof which are so attached that they may fall and injure members of the public or property.
 - i. Those dwellings and premises existing in violation of the provision of this Ordinance or other relevant ordinances of North Cornwall Township and the Statutes of the Commonwealth of Pennsylvania which, because of their condition or the manner in which the same are maintained, are so unsafe, unsanitary or dangerous as to constitute a danger to the health and safety of those living therein or to the general public.

- j. Those which are disconnected from available public utilities e.g. water, sewer, electricity, and as such are unfit for habitation.
- k. Those which are infected with rodents and/or insects or containing mold, mildew, rot or other deterioration to such an extent as to create a health hazard to the occupants or others.

L. Disregard of Unsafe Notice.

1. If a person served with a notice or order to remove or repair an unsafe building or structure or portion thereof should fail to do so within the time set forth in such notice or order, or after the expiration of any additional period or periods extended to such person by the Township official for reasons set forth hereafter, the Township, through its duly constituted representatives, shall cause such order to be executed by private contractor or otherwise and the funds necessary therefore shall be utilized by North Cornwall Township. The cost to the Township on account of the execution of such order may be entered as a lien against the premises involved in accordance with the existing provisions of law where such notice or order was delivered to the owner thereof. The Township of North Cornwall may also collect such costs from the person to whom such notice or order was delivered in an action of assumpsit, or other appropriate legal action together with a penalty of ten percent (10%) thereof. Nothing herein shall preclude the Township Solicitor from instituting an appropriate action on behalf of the Township in court for the purpose of compelling an owner to comply with any such notice or order. If due to an Act of God or because of circumstances beyond the control of the person to whom such notice or order is directed, the notice or order is not completely executed within such thirty (30) day period, the Township official may grant an additional period or periods of time for the execution of such notice or order.

M. Fire Safety Requirements.

1. In cases of Oxygen-Acetylene or other gasses, electric high temperature cutting the demolition contractor must notify the Township in advance so that inspection can be provided. The Fire Department may be required to stand by at the expense of the demolition contractor.

N. Disposal of Debris.

1. No person shall hereafter dispose of any debris or solid waste from any demolition job in the Township except by conveyance to a site approved by the Department of Environmental Protection.

2. If such disposal site is other than the sanitary landfill operated by the Greater Lebanon Refuse Authority, proof of approval by D.E.P. must be given at the time the permit is issued.

O. Permits for Demolition.

1. In all cases, a pre-job conference is required with the township inspector and/or Township official. At that time the contractor or person to perform the project shall provide details of the proposed project including a time frame to proceed. When the contractor is issued a demolition permit, any requests for extension of time shall be conducted by conference including the reason for the extension. The permit fee will be adjusted additional on a pro-rata basis.
2. Permit is Required. No demolition work shall be commenced until a permit for such work has been issued by the North Cornwall Township Inspector or a person by the Township and approved by the Board of Supervisors. A permit shall become effective on the date of issuance.

SECTION 2. VALIDITY

If any term, part, provision(s), section, sub-section or paragraph of this Ordinance shall be held unconstitutional, invalid or ineffective, in whole or part, by any court of competent jurisdiction, such determination shall be deemed to invalidate only the article, sections, terms, provisions, sub-sections, paragraphs, or parts thereof affected, and it shall be presumed that this section would have been passed without such invalid portion; and that every other article, section paragraph, provision, or part of this ordinance shall be deemed valid and shall continue in full force and effect.

SECTION 3. INSURANCE

1. The contractor shall take out and maintain during the life of the contract, adequate Workmen's Compensation insurance for all employees employed at the site of the project and in case any work is sublet, the contractor shall require the subcontractor similarly to provide Workmen's Compensation insurance for the latter's employees, unless such employees are covered by the protection afforded by the prime contractor.
2. The contractor shall take out and maintain such public liability and property damage insurance as shall protect from damages for personal injuries, including wrongful death, as well as claims for property damages which may arise from operations, whether such operations be by himself or by any subcontractor, or anyone directly or indirectly employed by either of them. Minimum limits required are as follows:
 - a. General Liability.

Bodily Injury (including Personal Injury) \$1,000,000.00 per occurrence.

Property Damage-Broad Form \$1,000,000.00 per occurrence.

-or-

Bodily Injury and Property Damage Combined \$2,000,000.00 per occurrence

Property Damage coverage shall include "C and U" coverage and Sub-Contracted operations "X" coverage shall be required when blasting is anticipated.

b. Automobile/Truck

Bodily Injury \$500,000.00

Property Damage \$500,000.00

-or-

Bodily Injury and Property Damage combined \$1,000,000.00

Automobile/Truck insurance shall include coverage for Non-Owned and Hired Vehicles.

3. The form of insurance and the provider thereon shall be satisfactory to the Township Solicitor of North Cornwall Township.
4. One (1) copy of the certificate of insurance shall be furnished by the contractor when obtaining a permit.

SECTION 4. PENALTY FOR VIOLATION

If the owner, after receiving due notice, refuses or fails to comply with the terms thereof, or in the case of a violation where notice is not required:

1. He shall be guilty of a violation of this Ordinance, and shall upon conviction in a summary proceeding brought before the District Justice, shall be required to pay of fine of not less than fifty dollars (\$50.00) but not more than one thousand dollars (\$1,000.00), plus the costs of prosecution, and he may be imprisoned for not more than thirty (30) days.
2. The Board of Supervisors may direct the removal, repairs, or alterations of the nuisance, or the protection of the public therefrom, as the case may be, to be done by the Township, or its designee, and the cost thereof, with a surcharge of 10%, shall be collected from the owner of the premises by appropriate legal action or the filing of a municipal claim or lien therefore against the property.
3. The Township by means of appropriate legal action may compel the owner to comply with this Ordinance, and may seek such other relief as the court is empowered to afford.

SECTION 5. ADMINISTRATION

The Township shall be empowered by resolution to prepare and adopt such rules and regulations as may be necessary to implement the provisions of this Ordinance.

SECTION 6. EFFECTIVE DATE

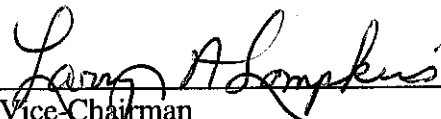
This Ordinance shall become effective five (5) days after the adoption thereof.

Enacted this 12th day of May 2003.

BOARD OF SUPERVISORS
NORTH CORNWALL TOWNSHIP
Lebanon County, Pennsylvania



Chairman

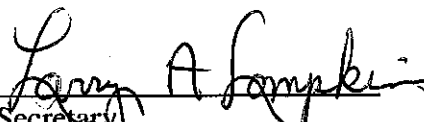


Vice-Chairman



Member

ATTEST



Secretary

NORTH CORNWALL TOWNSHIP
RESOLUTION NUMBER #2009 - 32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH CORNWALL TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA, SETTING FOURTH THE VARIOUS FEES AND RATES FOR 2010.

WHEREAS, the Board of Supervisors for North Cornwall Township, Lebanon County, Pennsylvania, desires to establish a fee structure for the purpose of setting fees as described above that will be uniform with the development of the Township; and,

WHEREAS, the Board of Supervisors for North Cornwall Township, Lebanon County, Pennsylvania, desires to process applications for certain permit fees in relation to the application of permits, , appeals and other matters pertaining to the building code ordinance in a uniform fashion; and,

WHEREAS, the Board of Supervisors desires to review the same information from each applicant; and,

WHEREAS, the Board of Supervisors desires to address a process that will be uniform to the complexity of the various zoning districts.

WHEREAS, the Board of Supervisors desires to assert a methodology of fees to enhance the structural quality to our residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of North Cornwall Township, that the following fees shall be charged to Applicants seeking permission and approval for various types of construction and demolition work within the Township. Permit fees shall include zoning, building, sandblasting, demolition and street obstructions.

The fee classifications are as follows:

For Permits Involving:

- A. Construction, erection or alteration of building or structure shall be based on the completed value of construction, erection or alteration, using the following classifications.

	<u>Value of Construction</u>	<u>Fee</u>
1.	\$1,000.00 or less	\$25.00 (minimum)
2.	\$1,001 to \$100,000	\$25.00 for the first thousand, plus \$5.00 per thousand thereafter
3.	\$100,001 to \$500,000	\$1,020.00 for the first hundred thousand, plus \$5.00 per thousand thereafter
4.	In excess of \$500,000	\$5,100.00 for the first five-hundred thousand , plus \$5.00 per thousand thereafter

NOTE: Values shall be rounded to the nearest thousand. Fencing, decking material and patio construction shall be included in the overall value. Values shall be rounded to the nearest thousand.

- B. Sandblasting, water blasting, with sand, water and/or chemicals will be as follows:

1. Any building, structure or pool \$50.00 minimum plus \$6.00 per thousand in excess of \$10,000.00

- C. Demolition of a building or structure shall be based on the building or structure area using the total square foot area for all floors above grade level added to fifty percent (50%) of the area(s) below grade.

<u>Building Area (Square Feet)</u>	<u>Fee</u>
Under 500	\$150.00
501 – 3,000	\$225.00
In Excess of 3,000	\$300.00

- D. All demolition permit applications shall be assessed a \$40.00 inspection fee. This fee will cover a post construction site visit. A re-inspection fee of up to \$80.00 may be applied for each additional site visit as deemed necessary.
- E. The owner/applicant is responsible to contact the Township within 24-hours of completion of the project for which the permit was issued to schedule the appropriate inspection. Any owner/applicant not completing this final step will result in an additional \$40.00 fee for any additional notification(s) that may be required as a result of non compliance with this requirement.

****** Additional fees WILL apply if excessive hours are spent on permit ******

- F. Pre-construction Plan Review for an informal review of conceptual or preliminary plans prior to the official application for a Conditional Use procedure or the filing of a Land Development Plan or review of Zoning Compliance shall use the following classifications:

NOTE: The requestor shall be responsible to pay all associated engineering, legal fees and hourly rate of any and all township staff member(s) involved in the plan review. The hourly amount shall be the actual costs for all such services and shall be enumerated for each calendar year and available at the Township office.

- G. A Petition to Appear before the Zoning Hearing Board shall require a application fee in the amount of \$750.00. The application fee is for the direct expenses related to the administration, posting, mailing of notification packets and advertising necessary for the variance process. Where applicable, a additional charge may apply for direct expenses exceeding the application fee. At no time will this additional fee exceed the actual expense incurred by the Township.
- H. All Zoning permit applications shall be assessed a \$40.00 inspection fee. This fee will cover a post construction site visit. A re-inspection fee of \$80.00 may be applied for each additional site visit as deemed necessary.
- I. The owner/applicant is responsible to contact the Township within 24-hours of completion of the project for which the permit was issued to schedule the appropriate inspection. Any owner/applicant not completing this final step will result in an additional \$40.00 fee for any additional notification(s) that may be required as a result of non compliance with this requirement.

J. All UCC Fees as they apply will be included with all applications as follows:

All permit and administrative fees for new construction and new additions will be based on the most current edition of the ICC Building Valuation data Sheet.

All other work including remodeling will require a signed contract to be submitted with the initial permit application.

The following non refundable application fees apply to all UCC related permits:

Residential Permit Applications - \$225.00

Commercial Permit Applications - \$550.00

All 3rd party review and inspection fees will be paid by the applicant. The 3rd party review and inspection fees are attached to and are part of this resolution.

The following administration fees apply to all UCC permit applications:

\$000,000.00 - \$9,999.99 = \$200.00

\$10,000.00 - \$19,999.99 = \$250.00

\$20,000.00 - \$29,999.99 = \$300.00

\$30,000.00 - \$39,999.99 = \$350.00

\$40,000.00 - \$49,999.99 = \$400.00

\$50,000.00 - \$59,999.99 = \$450.00

\$60,000.00 - \$69,999.99 = \$500.00

\$70,000.00 - \$79,999.99 = \$550.00

\$80,000.00 - \$89,999.99 = \$600.00

\$90,000.00 - \$99,999.99 = \$650.00

\$100,000.00 - \$199,999.99 = \$700.00

\$200,000.00 - \$299,999.99 = \$750.00

\$300,000.00 - \$399,999.99 = \$800.00

\$400,000.00 - \$ \$499,999.99 = 850.00

\$500,000.00 - \$749,999.99 = \$900.00

\$750,000.00 - \$999,999.99 = \$950.00

\$1,000,000.00 = \$1,000.00 + Actual hours spent on permit.

****** Additional fees WILL apply if excessive hours are spent on permit.**

Hourly Rates for Employees

Township Manager - \$43.00

Public Works Director - \$39.00

Code Enforcement Officer - \$37.00

Clerical Class 3 - \$32.00

Clerical Class 2 - \$27.00

Clerical Class 1 - \$16.00

Highway Road Foreman - \$35.00

Highway Class 2 - \$33.00

Highway Class 1 - \$29.00

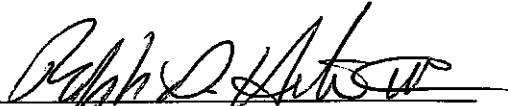
Municipal Building Usage per Hour - \$132.00

- K. Street obstruction permit fees shall be \$50.00 per week (7 continues days).
Permits may be extended at a cost of \$50.00 per week (7 continues days).
Extensions will be granted at the discretion of the Public Works director.

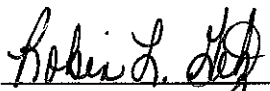
The Board of Supervisors reserves the right to review and amend the fee structures contained within this resolution, by resolution, as in the best interest of the residents of North Cornwall Township.

BE IT RESOLVED, this 22nd day of December, 2009 by the Board of Supervisors of North Cornwall Township.

**NORTH CORNWALL TOWNSHIP
BOARD OF SUPERVISORS**
Lebanon County, Pennsylvania


Ralph D. Heister, III, Chairman

ATTEST:


Robin L. Getz, Secretary

Dated: 12/22-09

CHAPTER 33

SAFEGUARDS DURING CONSTRUCTION

SECTION 3301 GENERAL

3301.1 Scope. The provisions of this chapter shall govern safety during construction and the protection of adjacent public and private properties.

3301.2 Storage and placement. Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project.

SECTION 3302 CONSTRUCTION SAFEGUARDS

3302.1 Remodeling and additions. Required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during remodeling, alterations, repairs or additions to any building or structure.

Exceptions:

1. When such required elements or devices are being remodeled, altered or repaired, adequate substitute provisions shall be made.
2. When the existing building is not occupied.

3302.2 Manner of removal. Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties and public rights-of-way.

SECTION 3303 DEMOLITION

3303.1 Construction documents. Construction documents and a schedule for demolition must be submitted when required by the building official. Where such information is required, no work shall be done until such construction documents or schedule, or both, are approved.

3303.2 Pedestrian protection. The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by this chapter.

3303.3 Means of egress. A party wall balcony or horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided and approved.

3303.4 Vacant lot. Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

3303.5 Water accumulation. Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

3303.6 Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the authority having jurisdiction.

SECTION 3304 SITE WORK

3304.1 Excavation and fill. Excavation and fill for buildings and structures shall be constructed or protected so as not to endanger life or property. Stumps and roots shall be removed from the soil to a depth of at least 12 inches (305 mm) below the surface of the ground in the area to be occupied by the building. Wood forms which have been used in placing concrete, if within the ground or between foundation sills and the ground, shall be removed before a building is occupied or used for any purpose. Before completion, loose or casual wood shall be removed from direct contact with the ground under the building.

3304.1.1 Slope limits. Slopes for permanent fill shall not be steeper than one unit vertical in two units horizontal (50-percent slope). Cut slopes for permanent excavations shall not be steeper than one unit vertical in two units horizontal (50-percent slope). Deviation from the foregoing limitations for cut slopes shall be permitted only upon the presentation of a soil investigation report acceptable to the building official.

3304.1.2 Surcharge. No fill or other surcharge loads shall be placed adjacent to any building or structure unless such building or structure is capable of withstanding the additional loads caused by the fill or surcharge. Existing footings or foundations which can be affected by any excavation shall be underpinned adequately or otherwise protected against settlement and shall be protected against later movement.

3304.1.3 Footings on adjacent slopes. For footings on adjacent slopes, see Chapter 18.

3304.1.4 Fill supporting foundations. Fill to be used to support the foundations of any building or structure shall comply with Section 1803.5. Special inspections of compacted fill shall be in accordance with Section 1704.7.

SECTION 3305 SANITARY

3305.1 Facilities required. Sanitary facilities shall be provided during construction, remodeling or demolition activities in accordance with the *International Plumbing Code*.

CHAPTER 14

FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

SECTION 1401 GENERAL

1401.1 Scope. This chapter shall apply to structures in the course of construction, alteration, or demolition, including those in underground locations. Compliance with NFPA 241 is required for items not specifically addressed herein.

1401.2 Purpose. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.

SECTION 1402 DEFINITIONS

1402.1 Terms defined in Chapter 2. Words and terms used in this chapter and defined in Chapter 2 shall have the meanings ascribed to them as defined therein.

SECTION 1403 TEMPORARY HEATING EQUIPMENT

1403.1 Listed. Temporary heating devices shall be listed and labeled in accordance with the *International Mechanical Code* or the *International Fuel Gas Code*. Installation, maintenance and use of temporary heating devices shall be in accordance with the terms of the listing.

1403.2 Oil-fired heaters. Oil-fired heaters shall comply with Section 603.

1403.3 LP-gas heaters. Fuel supplies for liquefied-petroleum gas-fired heaters shall comply with Chapter 38 and the *International Fuel Gas Code*.

1403.4 Refueling. Refueling operations for liquid-fueled equipment or appliances shall be conducted in accordance with Section 3405. The equipment or appliance shall be allowed to cool prior to refueling.

1403.5 Installation. Clearance to combustibles from temporary heating devices shall be maintained in accordance with the labeled equipment. When in operation, temporary heating devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturer's instructions.

1403.6 Supervision. The use of temporary heating devices shall be supervised and maintained only by competent personnel.

SECTION 1404 PRECAUTIONS AGAINST FIRE

1404.1 Smoking. Smoking shall be prohibited except in approved areas. Signs shall be posted in accordance with Section 310. In approved areas where smoking is permitted,

approved ashtrays shall be provided in accordance with Section 310.

1404.2 Waste disposal. Combustible debris shall not be accumulated within buildings. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.

1404.3 Open burning. Open burning shall comply with Section 307.

1404.4 Spontaneous ignition. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.

1404.5 Fire watch. When required by the fire code official for building demolition that is hazardous in nature, qualified personnel shall be provided to serve as an on-site fire watch. Fire watch personnel shall be provided with at least one approved means for notification of the fire department and their sole duty shall be to perform constant patrols and watch for the occurrence of fire.

1404.6 Cutting and welding. Operations involving the use of cutting and welding shall be done in accordance with Chapter 26.

1404.7 Electrical. Temporary wiring for electrical power and lighting installations used in connection with the construction, alteration or demolition of buildings, structures, equipment or similar activities shall comply with the *ICC Electrical Code*.

SECTION 1405 FLAMMABLE AND COMBUSTIBLE LIQUIDS

1405.1 Storage of flammable and combustible liquids. Storage of flammable and combustible liquids shall be in accordance with Section 3404.

1405.2 Class I and Class II liquids. The storage, use and handling of flammable and combustible liquids at construction sites shall be in accordance with Section 3406.2. Ventilation shall be provided for operations involving the application of materials containing flammable solvents.

1405.3 Housekeeping. Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials. Such storage areas shall not be used for the storage of combustible materials.

1405.4 Precautions against fire. Sources of ignition and smoking shall be prohibited in flammable and combustible liquid storage areas. Signs shall be posted in accordance with Section 310.

1405.5 Handling at point of final use. Class I and II liquids shall be kept in approved safety containers.

FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

1405.6 Leakage and spills. Leaking vessels shall be immediately repaired or taken out of service and spills shall be cleaned up and disposed of properly.

SECTION 1406 FLAMMABLE GASES

1406.1 Storage and handling. The storage, use and handling of flammable gases shall comply with Chapter 35.

SECTION 1407 EXPLOSIVE MATERIALS

1407.1 Storage and handling. Explosive materials shall be stored, used and handled in accordance with Chapter 33.

1407.2 Supervision. Blasting operations shall be conducted in accordance with Chapter 33.

1407.3 Demolition using explosives. Approved fire hoses for use by demolition personnel shall be maintained at the demolition site whenever explosives are used for demolition. Such fire hoses shall be connected to an approved water supply and shall be capable of being brought to bear on post-detonation fires anywhere on the site of the demolition operation.

SECTION 1408 OWNER'S RESPONSIBILITY FOR FIRE PROTECTION

1408.1 Program superintendent. The owner shall designate a person to be the Fire Prevention Program Superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided, the superintendent shall be responsible for the guard service.

1408.2 Prefire plans. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans.

1408.3 Training. Training of responsible personnel in the use of fire protection equipment shall be the responsibility of the fire prevention program superintendent.

1408.4 Fire protection devices. The fire prevention program superintendent shall determine that all fire protection equipment is maintained and serviced in accordance with this code. The quantity and type of fire protection equipment shall be approved.

1408.5 Hot work operations. The fire prevention program superintendent shall be responsible for supervising the permit system for hot work operations in accordance with Chapter 26.

1408.6 Impairment of fire protection systems. Impairments to any fire protection system shall be in accordance with Section 901.

1408.7 Temporary covering of fire protection devices. Coverings placed on or over fire protection devices to protect them from damage during construction processes shall be immediately removed upon the completion of the construction processes in the room or area in which the devices are installed.

SECTION 1409 FIRE REPORTING

1409.1 Emergency telephone. Readily accessible emergency telephone facilities shall be provided in an approved location at the construction site. The street address of the construction site and the emergency telephone number of the fire department shall be posted adjacent to the telephone.

SECTION 1410 ACCESS FOR FIRE FIGHTING

1410.1 Required access. Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

1410.2 Key boxes. Key boxes shall be provided as required by Chapter 5.

SECTION 1411 MEANS OF EGRESS

[B] 1411.1 Stairways required. Where a building has been constructed to a height greater than 50 feet (15 240 mm) or four stories, or where an existing building exceeding 50 feet (15 240 mm) in height is altered, at least one temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.

1411.2 Maintenance. Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

[B] 1411.3 Stairway floor number signs. Temporary stairway floor number signs shall be provided in accordance with the requirements of Section 1012.1.7.

SECTION 1412 WATER SUPPLY FOR FIRE PROTECTION

1412.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

SECTION 1413 STANDPIPES

1413.1 Where required. Buildings four or more stories in height shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet (12 192 mm) in height above the lowest level of fire department access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

1413.2 Buildings being demolished. Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

1413.3 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Section 905.

Exception: Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.

SECTION 1414 AUTOMATIC SPRINKLER SYSTEM

1414.1 Completion before occupancy. In buildings where an automatic sprinkler system is required by this code or the *International Building Code*, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved, except as provided in Section 105.3.3.

1414.2 Operation of valves. Operation of sprinkler control valves shall be allowed only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler protection is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.

SECTION 1415 PORTABLE FIRE EXTINGUISHERS

1415.1 Where required. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:

1. At each stairway on all floor levels where combustible materials have accumulated.
2. In every storage and construction shed.
3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

SECTION 1416 MOTORIZED EQUIPMENT

1416.1 Conditions of use. Internal-combustion-powered construction equipment shall be used in accordance with all of the following conditions:

1. Equipment shall be located so that exhausts do not discharge against combustible material.
2. Exhausts shall be piped to the outside of the building.
3. Equipment shall not be refueled while in operation.
4. Fuel for equipment shall be stored in an approved area outside of the building.

SECTION 1417 SAFEGUARDING ROOFING OPERATIONS

1417.1 General. Roofing operations utilizing heat-producing systems or other ignition sources shall be performed by a contractor licensed and bonded for the type of roofing process to be performed.

1417.2 Asphalt and tar kettles. Asphalt and tar kettles shall be operated in accordance with Section 303.

1417.3 Fire extinguishers for roofing operations. Fire extinguishers shall comply with Section 906. There shall be not less than one multipurpose portable fire extinguisher with a minimum 3-A 40-B:C rating on the roof being covered or repaired.