
DEMOLITION CHECKLIST

Application for demolition permit for residential or commercial must contain the following and Permit Application must be initialed in upper left corner by the following Municipal Departments:

- DPW Water and Sewer shut-off.
 - Fire Dept.—No oil tank or flammable materials at site.
 - Health Dept.—Rodent control, asbestos and other health concerns are addressed.
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- Letter of disconnect from NStar
 - Letter of disconnect from Keyspan
 - Debris affidavit stating where debris will be disposed per M.G.L. Chapter 40§ 54
 - Licenses & insurance of contractor
 - Check wetland map to see if within 100 feet of wetland or floodplain area. If yes, then Conservation Commission and/or ZBA approval(s) may be required.
 - Check Historic District map to see if parcel falls within Historic District. If it does, approval from HDC is required before demolition permit can be issued.
 - Verify age of building per Section 3 of Demolition Delay Bylaw.
 1. Buildings, additions and outbuildings completed on or after January 1, 1943 are exempt from Demolition Delay Bylaw.
 2. Buildings, additions and outbuildings completed prior to January 1, 1943 or if building's age is unknown, the demo permit application must be forwarded to the Historic Preservation Commission to determine if building is historically significant.

**ISSUES OF CONCERN - BUILDING -- DEMOLITION &/OR CONSTRUCTION:
BEDFORD HEALTH DEPARTMENT 781-275-6507:**

SEPTIC SYSTEMS

Septic system construction, repair, alteration and/or abandonment is governed by state regulation enforced by Dave Black, Bedford Health Director. Building construction and/or demolition work on a site with a septic system or cesspool can not be done unless the Health Department has been consulted.

WELLS

Well construction, repair, alteration and/or abandonment is governed by local and state regulation enforced by Dave Black, Bedford Health Director. Wells may not be constructed or abandoned unless the Health Department has been consulted.

ASBESTOS – for a 7 page Asbestos Info/Resource Guide go to www.mass.gov/dep/bwp/asbestos/asbguid.pdf

Prior to demolition; asbestos must be removed properly. Asbestos cannot be put in a dumpster or hauled away as construction debris. Asbestos is regulated by two state agencies, i.e. DEP and DOS. Prior to issuing a building demolition permit the Bedford Health Department and the Bedford Building Department, working cooperatively, require written certification stating; a) that the structure is free of asbestos or b) documents the proper removal and disposal of all asbestos has been accomplished.

- For a list of DOS Certified Asbestos Analytical Laboratories go to www.mass.gov/dos/forms/la-rpt_list_aa.pdf
- For a list of DOS Certified Asbestos Removal firms go to www.mass.gov/dos/forms/la-rpt_list_ac.pdf
- For an ASBESTOS (WORK) NOTIFICATION FORM & additional info go to www.mass.gov/dep/appkits/anf001.pdf

HAZARDOUS MATERIALS/WASTES

Hazardous materials/wastes must be removed properly prior to any demolition; it cannot be put in a dumpster or hauled away as construction debris. For Important Information for Choosing a state licensed Hazardous Waste Transporter go to www.mass.gov/dep/bwp/dhm/files/transinfo.htm For a listing of state licensed Hazardous Waste Transporters go to www.mass.gov/dep/bwp/dhm/files/transalph.pdf

MERCURY

The Bedford Health Department has adopted a policy which requires all mercury thermostats and mercury switches be disposed of by taking them to the Bedford Building Department for proper (and free) disposal.

LEAD PAINT

The abrasive blasting of lead based paint can cause public health hazard and air pollution. (State) Lead paint regulations involve as many as three state agencies, i.e. DPH, DEP and DOS. The regulations promulgated by these agencies have caused creation of private sector industries, i.e. Lead Paint Inspectors and Lead Paint Removal Contractors industries. The Bedford Board of Health will issue CEASE AND DESIST ORDER whenever a public health hazard associated with Lead Paint is suspected. The ORDER will be removed all when potential public health issues are resolved.

- For a list of DOS Certified Lead Paint Inspectors go to www.mass.gov/dph/clppp/maleadinsp.pdf
- For a list of DEP Certified Lead Paint Contractor/Removal firms go to www.mass.gov/dos/forms/la-rpt_list_dc.pdf
- For other inquiries or assistance contact the Bedford Board of Health at 781-275-6507.

RODENTS/INSECTS (PESTS)

Refer to the yellow pages for a listing of licensed pest control consultants.

DUMPSTERS

Dumpster permits are not currently required however, if it is decided to have one or more they should be appropriately placed and properly serviced.

PORTABLE TOILETS (TEMPORARY)

Permits for locating temporary portable toilets are not currently required however, if it is decided to have one or more they should be appropriately placed and properly serviced.

SMOKING/TOBACCO

State Law, effective July 5, 2004, prohibits smoking in all workplaces. A contractor's presence in the building immediately makes it a worksite, even if it wasn't under ordinary circumstances. Schools, including school grounds are additionally regulated under a different law, i.e. schools and school grounds must be smoke-free at all times.

Demolition Delay By-law

Who enforces this bylaw? The Bedford Historic Preservation Commission (HPC)

When is it applied? When any building or parts thereof is going to be removed, destroyed, pulled down, dismantled or razed the Demolition Delay Bylaw will be triggered.

What buildings are exempt from this bylaw? The following buildings are excluded from any action under this bylaw:

1. Buildings, additions and outbuildings (accessory) completed on or after January 1, 1943. *If the building's age is unknown then it shall be assumed that the building was completed prior to January 1, 1943 for the purposes of this bylaw.*
2. Buildings within the Bedford Historical District (see map), established under Ch.118, will be under the jurisdiction of the *Bedford Historical Commission*

What is the procedure? The following steps must be taken prior to a demolition permit being issued by the Building Dept.

1. Applicant fills out *Application for Determination of Significant Building*.
2. HPC secretary will have Building Commissioner review and initial.
3. HPC secretary will forward application to HPC within seven (7) days.
4. HPC will determine if building is *historically significant* within fifteen (15) days after receiving application.
5. *If historically significant*, a public hearing is required to determine if building should be *preferably preserved*. This process could delay the issuance of a demolition permit for up to one (1) year.
6. *If not historically significant*, the building department can issue the demolition permit provided all applicable information is present.

AFFIDAVIT

As a result of the provisions of M.G.L. c. 40, § 54, I acknowledge that as a condition of Building Permit Number _____, all debris resulting from the construction activity governed by the Building Permit shall be disposed of in a properly licensed solid waste disposal facility, as defined by M.G.L. c. 111, § 150A.

I certify that I will notify the Building Official by _____ (two months maximum) of the location of the solid waste disposal facility where the debris resulting from the said construction activity shall be disposed of, and I shall submit the appropriate form for attachment to the Building Permit.

Signature of Permit Applicant

Date

(Print or type the following information)

Name of Permit Applicant _____

Firm Name, if any _____

Address _____