

DEMOLITION PERMIT APPLICATION

TINICUM TOWNSHIP
 BUILDING & ZONING DEPARTMENT
 163 MUNICIPAL ROAD
 PIPERSVILLE, PA 18947
 610-294-8076
 FAX: 610-294-9889
WWW.TINICUMBUCKS.ORG



Permit #:	Demolition Permit Fee:	
Property Address:	\$50 App Review Fee Rcvd:	-
Parcel # 44-	Total Fee Due:	

Part 1: CONTACT INFORMATION

Property Owner	Name		Primary Contact <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Address			
	City	State		Zip
	Contact Phone#	Email		
Contractor	Name		Primary Contact <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Address			
	City	State		Zip
	Contact Phone#	Email		

Part 2: DESCRIPTION OF PROPOSED PROJECT

Type of structure being demolished:
 Residential Single-Family Dwelling
 Duplex/Townhouse
 Multifamily
 Mobile Home
 Addition
 Deck
 Demo
 Patio
 Shed
 Garage
 Other: _____
 Commercial Building, description: _____

Principal type of construction:

Rough dimensions of structure being demolished:

Year or age of structure:

Is the structure registered as a historic structure? Yes. No. If yes, by which agency:

If the structures are considered historic (see guidelines on page 4) or are 50 years or older, a review by the Tinicum Historical Commission will be required.

Are any utilities connected? Yes. No. If yes, what are they and when will they be disconnected?

Are there any asbestos materials, i.e., siding/shingles/tiles/flooring/insulation or other? Yes No If yes, please describe:

Was PA Dept. of Environmental Protection notified Yes. No. If yes, provide proof of PA DEP notification.

Method of material disposal:

Demo Waste Hauler Name & Contact #:

Estimated Start Date:	Estimated Completion Date:
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CERTIFICATION FOR WETLANDS/ BURIED SOLID WASTE

WETLANDS

I hereby certify that I am fully aware of and acknowledge that construction on or use of any property may be significantly restricted or totally prohibited by Federal Law. Lands that are identified as "wetlands" by the United States Army Corps of Engineers cannot be used unless and until a permit is issued by the Corps. Before commencing subdivision, construction, or any other improvement of any land, the owner or agent should contact either the Corps of Engineers or a qualified professional to determine whether or not said land could be considered either in whole or in part a "wetland." The Corps has the authority to require the removal of any improvement placed within a "wetland" by the owner of such land, regardless of the cost of the removal or other effect upon the landowner.

No agent or employee of the municipality in which this work will be performed has made any effort to determine whether or not all or a portion of said land constitutes a "wetland." The granting of a building permit, occupancy permit, onsite sewage disposal permit, or subdivision approval by the municipality DOES NOT in any way imply that the land does NOT constitute a "wetland," or that a permit has been issued by the Corps to place an improvement upon the land, or that it is not necessary to determine if any portion of the land constitutes a "wetland." Any person who proceeds with subdivision, construction, or the placing of any improvement upon land without prior Corps review and/or approval does so AT HIS OWN RISK WITHOUT ANY RESPONSIBILITY ON THE PART OF THIS MUNICIPALITY, ITS AGENTS, OR EMPLOYEES!

BURIED SOLID WASTE

I hereby certify that I have not buried any solid waste on the property of this application. I acknowledge that the Commonwealth of Pennsylvania Solid Waste Management Act specifically prohibits the disposal of solid waste except at legally permitted landfills.

I understand that violation of this act may result in prosecution by appropriate agencies of the Commonwealth.

Applicant signature: _____ Date: _____

Name of applicant (please print): _____

DEMOLITION GUIDELINES

No building or structure 100 square feet or greater shall be demolished until a demolition permit has been issued by the Zoning Officer. Where demolition of an historical resource identified in the Tinicum Township Open Space Plan 2000, Map 13 "Cultural Heritage" is proposed in conjunction with a subdivision plan, land development plan, or conditional use application, no demolition permit shall be issued without review and approval by the Board of Supervisors.

The Board of Supervisors shall approve such demolition only after determining that there will be no adverse impact or that there is satisfactory mitigation for the adverse impact and/or that the potential for restoration/rehabilitation is no longer viable or is cost prohibitive. Where the Board of Supervisors shall approve such demolition, they must find evidence of or so require that the demolition is not proposed for increasing the site's capacity for a new use or design layout.

The Zoning Officer shall issue a permit, upon application, subject to the following:

- Proof of ownership and the right to demolish. To add a requirement as follows, "Where a replacement residence will be requested, inspection by the Bucks County Health Department is required prior to permit issuance to determine the gallons per day flow of septic, septic treatment type, and system condition and suitability.
- Proof of a satisfactory plan for disposal of debris and restoration of the site.
- Proof that the structure to be demolished has no historical significance. If the building or structure is shown to be more than 50 years old or is otherwise of historic significance, as determined by the Zoning Officer, the application shall be referred to the Township Historical Commission. If not of historical significance, the Zoning Officer shall not withhold a permit on this basis. If of historical significance, the applicant shall meet with the Historical Commission, or its representatives, within 14 days, after which a permit shall be issued.
- During the fourteen-day period, the applicant shall permit the Tinicum Historical Commission, or its agents, to offer recommendations for alternatives to demolition, especially if the structure is 50 or more years old.
- During the fourteen-day period, the applicant shall permit the Tinicum Township Historical Commission, or its agents, to inspect the structure to be demolished to assess its historical significance. If historically significant features are discovered by the Commission, such as columns, shutters, railings, windows, doors, date stones, and the like, the applicant shall cooperate with the Historical Commission by permitting these features to be photographed and, if possible, removed, before the structure is destroyed.