



Aston Township

**2 New Road, Suite 123, Aston, PA 19014
Phone: 610-494-0384 Fax: 610-494-8853**

RESIDENTIAL DEMOLITION TECHNICAL SPECIFICATIONS

Aston Township shall issue a written Notice to Proceed with the work to the demolition contractor at such time and at the discretion of the Project Engineer. The Township shall, at its option, release one (1) or more properties at the same time to the demolition contractor for work to begin on said properties only.

All work shall be completed and comply with the PA UCC 2009 International Building Code and the 2009 Residential Building Code.

In accordance with the Aston Township Building Code, the work required under this contract shall include the furnishing, by the contractor, of all labor, material, equipment, tools and services required to completely demolish.

Owner(s): _____

Owner's Address: _____

Demo Property Address: _____

After all of the debris has been removed, the demolition area shall be inspected by the Engineer, and given his approval, all fill shall then be installed in 12" compacted layers to the finish grade. All fill material used shall be free from glass, metal, wood, organic, or combustible material.

The finish grade area shall be carefully sloped so that maximum protection will be afforded adjacent properties with regard to drainage nuisances.

All utility cut offs, and any and all required Aston Township permits, (demo, building, electric, plumbing, mechanical) are the responsibility of the successful contractor. All permits shall be submitted and approved prior to start of the project. In case of emergency, demolition permit application shall be submitted on the next business day.

SEWER AUTHORITY REQUIREMENTS:

All vents will be removed three feet below surface and filled in with suitable fill.

Lateral will be dug up at edge of roads, curbs, or easements.

Dig up pipe and cut a three foot section from lateral. Make sure service end of pipe is not damaged in a way that will allow ground water to enter pipe.

Cut end of pipe to achieve a clean straight cut.

Fasten an appropriate cap suitable for the style of pipe being capped. Follow manufacturer instructions when installing cap.

Provide a photo of the cut pipe before and after cap installed and submit to SWDCMA.

HAZARD MATERIAL ABATEMENT:

Due to structural failure and unsafe condition of the aforementioned properties, no interior walk-thru inspection will be allowed. All contractors be aware the possibility that asbestos may be present and must follow the "Pennsylvania Statutes and Regulations Administered by the Department of Environmental Resources" listed in Section VIII . "Supplementary General Conditions, Federal and State Statutes".

CLEAN-UP:

All Sites

Upon completion of all work items, the contractor shall clean up and remove from the site all debris, excess material, tools and equipment in preparation for final inspection. Aston Township shall be informed when these preparations have been made and the premises are ready for such inspection.

BACKFILLING AND GRADING:

The lot shall be graded in such manner that no ponding of water shall occur and at no time shall any water drain onto the back, front, or sides of adjacent properties. All outside steps shall be removed from the properties to be demolished. All concrete basement floors shall be punched open as to allow for water drainage and non-ponding of water.

After all debris has been removed and the demolition area inspected by the Engineer, all excavations shall be backfilled, with clean fill, such as fine crushed shale or its approved equivalent, in 12" compacted layers (i.e., free from glass, metal, wood, organic or combustible material). A minimum layer of 6"+clean soil and grass seeded upon completion of project.

SIDEWALKS AND CURBS:

These properties require the sewer and water lines to be cut off at the curb line and then patch in 2 (two) sidewalk squares measuring approximately 4 x 4 feet each.

It is the intent of this provision of the contract that all existing sidewalks and curbing abutting the structures being demolished shall be left in at least their present condition of repair and appearance. Once demolition and site clearance have been accomplished, any sidewalks and curbing damaged beyond present condition shall be repaired, if necessary, in conformance with standards adopted by Aston Township, as determined by the Engineer for this contract. Any openings in the pavement of properties to be demolished shall be filled in with 2A Modified Stone and a layer of four (4) inches of concrete applied on top, flush with level of existing sidewalk.

SECURING OF DEMOLITION SITE:

The contractor shall demolish the structure in a safe and suitable manner to the general public. The site must be secured from public entry by a 6ft to 8ft high chain link fence or solid barrier as approved by the Building Inspector.

DEP & EPA APPROVALS:

Contractor is responsible to obtain any and all DEP and EPA permits at contractor's expense.

Property Owner: _____ Date: _____

Contractor: _____ Date: _____