



BOROUGH OF POINT PLEASANT

OCEAN COUNTY, NEW JERSEY

DEMOLITION REQUIREMENTS

The following information will serve as a guide to demolish existing structures. This guide in no way replaces any Federal, State and Local Laws and Ordinances.

Approval to demolish structures is predicated upon submission of the following:

- Construction permit application jacket & Building subcode forms.
- Disconnect letters from utility companies:
 - ___ GAS (NJNG) or PROPANE
 - ___ ELECTRIC (JCP&L)
 - ___ CABLE (if applicable)
 - ___ WATER/SEWER - (Pay required fee in our Water/Sewer Dept.)Our Dept. of Public Works will email us the confirmation directly after the water/sewer have been shut off, severed & capped.
- Letter of Protection stating **dust & debris** will be contained on property; and if asbestos is found during the demo process, it will be removed/disposed properly as per NJ State guidelines.
- Survey or plot plan indicating the estimated distance to nearest neighboring structures and lot lines. Indicate which structures are to be removed and which are to remain.
- A copy of contractor's home improvement contractor card.

YOUR PERMIT WILL NOT ADVANCE WITHOUT ALL DOCUMENTATION

Dept. of Labor: The Removal of Asbestos Containing Material

It has come to the attention of the Department of Labor that there is some misinformation surrounding renovations and demolitions involving asbestos containing materials (ACM). Navigating the maze of federal and state asbestos regulations can leave even the most conscientious contractor dazed and confused. In order to avoid problems, for each project, the contractor should answer some basic questions in order to determine which regulations are applicable.

It is the contractor's responsibility to determine whether the project involves the disturbance of asbestos containing material (ACM) before proceeding with work. Any material containing more than 1% asbestos meets the regulatory definition of ACM. If the contractor is working with more than 3 linear feet or 3 square feet of ACM, then the project falls within the jurisdiction of the New Jersey Department of Labor and Workforce Development (DOL). The removal or repair of ACM during such projects must be completed by a licensed asbestos abatement contractor. The demolition of a structure containing ACM also falls within the jurisdiction of DOL since the ACM is disturbed during the demolition process.

DOL regulations focus on the quantity, not the quality, of ACM. There is no distinction between friable and non-friable ACM in determining whether DOL regulations apply. The DOL regulates both friable ACM and non-friable ACM.

There are a few very limited exceptions to the DOL licensing requirement. One of those exceptions involves asbestos containing roofing and siding materials in renovation projects. The removal of asbestos containing roofing or siding in a rehabilitation project is not regulated by DOL and, therefore, does not require a licensed asbestos abatement contractor. However, it is important to note that the removal of asbestos containing roofing or siding must be completed by a licensed asbestos abatement contractor if the structure will be demolished.

See Asbestos at right

Asbestos

Continued from left

In addition to DOL regulations, a contractor must be concerned with federal regulations (National Emission Standards for Hazardous Air Pollutants, which applies to residential buildings with 5 or more dwelling units and commercial buildings involving the stripping or removal of at least 160 square feet or 260 linear feet of regulated ACM), Occupational Safety and Health Administration (OSHA) requirements, New Jersey regulations for asbestos projects in educational facilities and public buildings (Asbestos Hazard Abatement Subcode of the Uniform Construction Code) and New Jersey Department of Environmental Protection regulations pertaining to the transport and disposal of ACM. DOL regulations can be found at N.J.A.C. 12:120, Asbestos Licenses and Permits. (Exceptions and exemptions can be found at N.J.A.C. 12:120-1.4 and N.J.A.C. 12:120-4.2).

Code enforcement officials should be aware that at N.J.A.C. 5:23-8.6, the Asbestos Hazard Abatement Subcode, requires that before work may be undertaken in an existing building or before a building may be demolished, a certification must be provided by the architect, engineer, or contractor specifying the extent to which ACM will be disturbed. If ACM will be disturbed, an assessment by the New Jersey Department of Health (DOH), local or county health department, or a private business authorized by DOH to perform an assessment is required before a permit may be issued for the rehabilitation or demolition project. Obtaining the DOH assessment and ensuring that, where required, the work will be performed by a licensed DOL contractor is a prior approval before a permit may be issued for a rehabilitation or demolition project in which ACM will be disturbed.

For further assistance on the DOL contractor licensing requirements, please call DOL at (609) 633-2159. For assistance on code enforcement, please contact Jim Amici of the Bureau of Code Services at (609) 633-6224.

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Please direct any comments or suggestions to the NJDCA, Division of Codes and Standards, Attention: Code Development Unit, PO Box 802, Trenton, NJ 08625-0802.