



Town of Queensbury
742 Bay Road, Queensbury, NY 12804-5902

P: 518-761-8256 www.queensburyny.gov

DEMOLITION APPLICATION

Submission Requirements:

(RESIDENTIAL AND COMMERCIAL PROJECTS)

1. Completed Demolition application (please **print neatly** or type) – **ONE COPY**
2. Workers Compensation and Liability insurance information for **ALL** contractors involved in the project – this is **REQUIRED EVEN FOR SOLE PROPRIETORS** (To obtain a CE-200 Exemption please visit: <https://www.businessexpress.ny.gov/>)

THREE (3) COPIES [1 pdf & 2 paper (min. 11" x 17") OR 3 paper (min. 11" x 17")] OF THE FOLLOWING:

3. Asbestos report – this is a NYS requirement for **all** demolition projects (see last pages of packet)
4. **If** asbestos is discovered, include the abatement report
5. Plot plan (see last page of packet for example), using a survey map, if possible, which includes:
 - a. Drawn to scale (i.e. 1 inch = 30 feet)
 - b. Indicate the proposed structure to be demolished/removed
 - c. Include **all** structures on the property
 - d. Include the location of water supply (well or water lines)
 - e. Include the location & configuration of the septic system or sewer line

ADDITIONAL IMPORTANT INFORMATION:

1. Any **changes to the approved plans prior to or during construction** will require the submittal of amended plans, additional reviews and re-approval.
2. If, for any reason, the building permit application is **withdrawn**, 30% of the fee is retained by the Town of Queensbury. After **1 year from the initial application date**, 100% of the fee is retained.



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DEMOLITION APPLICATION

<u>Office Use Only</u>	
Permit #:	_____
Permit Fee: \$	_____
Invoice Paid?	Y N
Flood Zone?	Y TYPE: _____; N
Reviewed By:	_____

****AN ASBESTOS REPORT IS REQUIRED WITH ALL DEMOLITION APPLICATION SUBMISSIONS****

Demolition Location: _____

Tax Map ID #: _____

DEMOLITION INFORMATION:

- Where will demolition material be disposed? _____
- Type of structure to be demolished:

a. Residence _____	d. Storage Building _____
b. Garage _____	e. Other: _____
c. Business _____	
- What type of utilities are connected to the structure:

a. Gas _____	d. Electric _____	g. Public Sewer _____
b. Fuel Oil _____	e. Public Water _____	h. None _____
c. Propane _____	f. Well-Water Pump _____	i. Other: _____
- Have ALL utilities (water, electric, etc.) been disconnected? Yes _____ No _____

ADDITIONAL INFORMATION:

- Two inspections are required:** 1.) an inspection to determine that utilities are disconnected, and 2.) a final inspection after the structure is removed and the site is cleaned up and graded.
- Twenty-four (24) hour notification is required for inspections.**

Declaration: I acknowledge that no structure(s) will be removed from the parcel until the demolition application has been reviewed and approved by the Town of Queensbury Building & Code Enforcement and Zoning Departments and a permit has been issued.

I have read and agree to the above:

PRINT NAME: _____

SIGNATURE: _____ DATE: _____



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CONTACT INFORMATION: PLEASE PRINT LEGIBLY OR TYPE, PLEASE INCLUDE AN EMAIL

• **Applicant:**

Name(s): _____
Mailing Address, C/S/Z: _____
Cell Phone: _____ Land Line: _____
Email: _____

• **Primary Owner(s):**

Name(s): _____
Mailing Address, C/S/Z: _____
Cell Phone: _____ Land Line: _____
Email: _____

Check if all work will be performed by property owner only

• **Contractor:** (List all additional contractors on the back of this form)

Contact Name(s): _____
Contractor Trade: _____
Mailing Address, C/S/Z: _____
Cell Phone: _____ Land Line: _____
Email: _____

****Workers' Comp & Liability documentation must be submitted with this application****

Contact Person for any questions regarding this project: _____
Cell Phone: _____ Land Line: _____
Email: _____

NYS ASBESTOS SURVEY REQUIREMENTS

Municipalities



The New York State Department of Labor's Asbestos regulations, Industrial Code Rule 56 (12 NYCRR Part 56 or ICR 56), protect the public from exposure to asbestos fibers. According to ICR 56, a property owner must first obtain an asbestos survey if demolition, renovation, remodeling, or repair is to be performed in a building, structure, or part thereof. This survey must be conducted by a certified New York State Asbestos Inspector.

Municipalities are not required to enforce the State's asbestos regulations. There is no obligation for a municipality to require and review asbestos surveys prior to issuing permits. However, if asbestos is disturbed during permitted work, property owners and contractors may incur costly abatement and clean up expenses. To avoid this scenario, municipalities can facilitate the Department's enforcement efforts by helping prevent the disturbance of Asbestos Containing Material and cooperating with Department investigations by the following:

- Share this information with all staff responsible for issuing demolition/renovation permits and request a completed asbestos survey before issuing demolition/renovation permits.
- Contact the local District Office of the Asbestos Control Bureau when a demolition/renovation permit is issued to a contractor who has failed to provide an asbestos survey or has not removed the identified ACM.
- Contact the local District Office of the Asbestos Control Bureau to review any asbestos surveys submitted to the municipality.
- Provide the enclosed information document outlining New York State asbestos survey regulatory requirements to all building permit applicants.

The Department looks forward to your cooperation in our enforcement efforts in protecting the health and safety of your community, specifically in the area of asbestos exposure during building or structure demolitions, renovations, remodels, or repair work.

NEW YORK STATE ASBESTOS CONTROL BUREAU

Albany District

(518) 457-2072

AlbanyACB@labor.ny.gov

Buffalo District

(716) 847-7126

BuffaloACB@labor.ny.gov

Syracuse District

(315) 479-3215

SyracuseACB@labor.ny.gov

NYC District

(212) 775-3532

NYCACB@labor.ny.gov



NYS ASBESTOS SURVEY REQUIREMENTS

The New York State Department of Labor's Asbestos regulations, Industrial Code Rule 56 (12 NYCRR Part 56), protects the public from exposure to asbestos fibers. According to 12 NYCRR Part 56, if demolition, renovation, remodel, or repair work is to be performed on a building, structure, or portion(s) thereof, the property owner must first obtain an asbestos survey that is conducted by a certified New York State Asbestos Inspector.

12 NYCRR 56-5.1 contains the requirements for surveys. Before work begins, a survey must be conducted and a copy of the survey must be provided to the local jurisdiction that will issue the demolition permit as well as to the local Asbestos Control Bureau District Office where the building is located. There are some exemptions to the survey requirements listed in 12 NYCRR 56-5.1 (b) such as an agricultural building, a building built on or after January 1, 1974, and for certain condemned buildings. However, 12 NYCRR 56-5.1 (c) requires these buildings to be assumed to contain asbestos and demolished as an asbestos project unless there is a survey that appropriately documents that there is no asbestos in the building or structure.

Additionally, 12 NYCRR 56-5.1 (d) clarifies that any exemptions in this section does not provide relief from any survey requirements under EPA, OSHA or any other sections of 12 NYCRR Part 56. Thus, surveys are required for all demolitions, renovations, remodels, or repairs regardless of construction date. Otherwise, the building or structure must be assumed to contain asbestos.

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NYS ASBESTOS SURVEY REQUIREMENTS

Building Permit Applicants



Asbestos is a naturally occurring mineral formed of strong fibers that are resistant to heat and corrosion. Individual asbestos fibers are so small and light that they cannot be seen with the naked eye and can easily become airborne. Breathing asbestos fibers can lead to an increased risk of lung cancer, mesothelioma (a cancer of the chest and abdominal linings) and asbestosis (irreversible lung scarring that can be fatal). The risk of lung cancer and mesothelioma increases with the number of fibers inhaled. Examples of building materials that might contain asbestos are:

- Fireproofing
- Insulation on pipes and boilers
- Plaster, wallboard and joint compound
- Putties, caulks, paints and cements
- Floor and ceiling tiles
- Siding shingles, roofing shingles and tars

The New York State Department of Labor's Asbestos regulations, Industrial Code Rule 56 (12 NYCRR Part 56 or ICR 56), protect the public from exposure to asbestos fibers. This law requires an asbestos survey be performed prior to all interior and exterior renovation, remodeling, repair and demolition work. The asbestos survey must be conducted by a certified New York State Asbestos Inspector who identifies all asbestos containing material (ACM) in a building/structure that may be disturbed or impacted by demolition/ renovation activities. An asbestos survey cannot be conducted in condemned structurally unsound and unsafe buildings. These buildings/ structures shall be assumed to contain asbestos and demolished by licensed asbestos contractors.

Anyone, including general contractors, plumbers, electricians, roofing contractors and all other construction trades, who do not possess an asbestos handling license, are not permitted to disturb or remove asbestos materials or otherwise engage in an asbestos project. As per 12 NYCRR Part 56, asbestos materials must be abated by licensed asbestos contractors utilizing certified asbestos workers, with the exception of owner-occupied single-family dwellings where the dwelling

is occupied by the homeowner and the work is performed solely by the homeowner. A structure slated for demolition or certified to be unsound is not "occupied" and is not eligible for this homeowner exemption.

Due to the potential of exposure to hazardous fibers, the Department recommends that homeowners hire licensed asbestos contractors and certified asbestos workers who have the required training in asbestos handling and will utilize personal protective equipment and work practices to prevent or control asbestos exposure. Additional information and a list of New York State licensed asbestos contractors can be found on: dol.ny.gov/asbestos-control-bureau.

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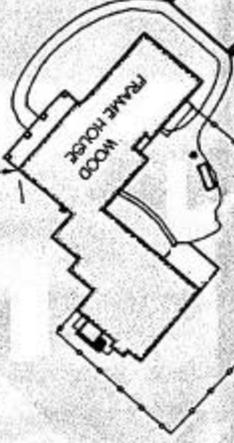
25.05'

ASPHALT DRIVE

44.93'



Garage to be demolished



71.05'



EXAMPLE