

# Office of Building Department

## Town of Southington, Connecticut

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Municipal Center  
196 North Main Street  
Southington, CT 06489

### **Demolition Permit Application Package for Non-Historic Property**

You will be required to satisfy the following requirements:

1. Certificate of Insurance (C.G.S. 29-406(a)).
2. Certificate of Registration (C.G.S. 29-402(1) or(c) for commercial contractors. (Exceptions exist for homeowner performing or supervision demolition of primary residence.)
3. Permit application (C.G.S. 29-4-6(a)9b)). Complete the online application through City Squared, upload a letter on the demolition contractor's letterhead with the address, description of the structure and the letter **must** be signed by both the owner and demolition contractor.
4. Public Utilities disconnect confirmation notices (Eversource Energy - Electric and Gas; Sewer Dept.; Southington Water Dept. (C.G.S. 29-406(a)(2)).
5. Copies of certified mail notification to adjoining property owners (C.G.S. 29-407).
6. Copy of State Department of Public Health "Demolition/Notification Form". NOTE: State DPH requires a \$50.00 fee submitted with form to State.
7. Review septic system and well protection measures with Southington Health Department. **Provide barricades to protect well, public water and septic system elements, as appropriate.**
8. A Hold Harmless from the demolition contractor, signed by an officer of the company. (see attached Hold Harmless sample).

**NOTICE:** Demolition must conform to requirements of "Renovation & Demolition; Environmental, Health & Safety Requirements" pamphlet issued by Bureau of Waste Management, Department of Environmental Protection (copy attached). Contains details on asbestos, lead, wastewater, dust, sandblasting, power washing, solid waste disposal, treated wood etc.

**DEMOLITION NOT TO COMMENCE UNTIL PERMIT ISSUED (C.G.S. 29-406(a)).**

October 2022

## CHECKLIST FOR APPLICATION FOR DEMOLITION PERMIT

**\*To be completed by Applicant and submitted or uploaded with permit application**

Application for Demolition Permit for: \_\_\_\_\_  
(Street Address)

1. Complete the Town of Southington Permit Application online through City Squared.
2. Upload the following in City Squared:
  - a. Copy of Demolition Contractor/Homeowner Certificate of Insurance.
  - b. Copy of Demolition Contractor Certificate of Registration with the State of CT.
  - c. Copies of utility disconnect notices from Electrical Company, Gas Company, Sewer/Health Department and Water Department.
  - d. Copy of State Department of Public Health "Demolition/Notification Form".
  - e. Copies of Certified Mail Notices to adjoining Property Owners (C.G.S. 29-407).

List of Adjoining Properties and Owners:

[illegible]



STATE OF CONNECTICUT  
DEPARTMENT OF PUBLIC HEALTH

DEMOLITION NOTIFICATION FORM

FOR STATE USE ONLY  
Postmark \_\_\_\_\_  
Date \_\_\_\_\_  
Check # \_\_\_\_\_  
Transmittal \_\_\_\_\_  
No. \_\_\_\_\_  
Amount Paid \_\_\_\_\_  
Record No. \_\_\_\_\_

This form is to be completed and postmarked or hand delivered to the Connecticut Department of Public Health at least ten (10) days prior to the start of demolition as required by the Regulations of Connecticut State Agencies (RCSA), Section 19a-332a-3. Each demolition notification must be accompanied by a fee of FIFTY (\$50) dollars. A check in that amount made payable to "Treasurer, State of Connecticut" must be submitted with the notification form. In case of emergency notifications, this form is to be completed and postmarked or hand delivered within one (1) working day following the start of demolition. **A copy of the written order requiring demolition prepared by a state or local building official shall accompany each emergency demolition notification.** Faxed originals are not acceptable. Revisions to the original notification form may be faxed. Further instructions are found on back of this form.

**1. TYPE OF NOTIFICATION:**

A. ☐ NEW      B. ☐ EMERGENCY      C. ☐ REVISED      ITEMS REVISED:

**2. FACILITY OWNER:**

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE NO.:

**3. LOCATION OF FACILITY TO BE DEMOLISHED:**

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE NO.:

HAS AN ASBESTOS INSPECTION BEEN CONDUCTED?    YES ☐    NO ☐

**4. INSPECTION INFORMATION:**    NAME OF INSPECTOR:

LICENSE #:

DATE OF INSPECTION:

INSPECTOR

CITY:

ADDRESS:

STATE:

ZIP:

PHONE NO.:

**(Inspection information applicable to facilities subject to the asbestos NESHAP, 40 C.F.R., Part 61)**

In accordance with Section 61.145 of the U.S. Environmental Protection Agency's National Emission Standards for Hazardous Air Pollutants (NESHAPs) regulation, the owner or operator of a facility shall, prior to the commencement of renovation or demolition, inspect the affected portions of the facility for asbestos, including Category I and Category II nonfriable asbestos.

**5(A.)**

**DEMOLITION  
START DATE:**

**5(B.)**

**DEMOLITION  
COMPLETION DATE:**



Phone: (860) 509-7367/ Fax (860) 509-7378  
Telephone Device for the Deaf: (860) 509- 7191  
410 Capitol Avenue, MS# 12AIR  
P.O. Box 340308  
Hartford, CT 06134-0308  
Affirmative Action / An Equal Opportunity Employer

**6.****USE OF FACILITY:**

<b>A. SCHOOL (K-12)</b>	<b>B. PUBLIC BUILDING</b>	<b>C. MANUFACTURING</b>	<b>D. OFFICE</b>	<b>E. COLLEGE</b>
<b>F. COMMERCIAL</b>	<b>G. CHURCH/SYNAGOGUE</b>	<b>H. RESIDENTIAL, # OF DWELLINGS</b>	<b>I. OTHER</b>	

*(I. SPECIFY)***7.****BUILDING DATA:**

SQUARE FEET:

# OF FLOORS:

AGE:

**8.****DEMOLITION CONTRACTOR:**

NAME:

CONTACT PERSON:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE NO.:

**9.****DEMOLITION DISPOSAL FACILITY:**

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE NO.:

**10.****DEMOLITION WASTE HAULER:**

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE NO.:

**11.****PERSON COMPLETING THIS FORM:**

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE NO.:

**SIGNATURE****DATE:**

The submission of the **Notification of Demolition Form** is not required provided that an **Asbestos Abatement Notification Form** was previously submitted to the Department of Public Health involving abatement related to the demolition of the facility. In that case, the **Asbestos Abatement Notification Form** submitted to the agency satisfied the notification requirement for demolition of the facility. In all cases of demolition, one and only one form (**Notification of Demolition Form** or **Asbestos Abatement Notification Form**, as applicable) shall be sufficient to satisfy the Department of Public Health notification requirements detailed in Section 19a-332a-3 of the RCSA.

## STATE DEMOLITION CODE

**Sec. 29-401.** (Formerly Sec. 19-403b). Regulations. The Commissioner of Public Safety shall adopt such regulations in accordance with the provisions of chapter 54 as may be necessary for the administration of this part, including but not necessarily limited to, working definitions of such terms as "demolition", "building", "structure" and the like. Such regulations shall be designed for, and limited to, the carrying into effect of the intent and purpose of this part for public safety.

**Sec. 29-402.** (Formerly Sec. 19-403c). Certificate of registration for demolition business; fees. Definition of registration. Exemptions. (a) No person shall engage in the business of demolition of buildings without a certificate of registration obtained from the Department of Public Safety. An applicant for initial registration shall file an application with the Department of Public Safety, furnish evidence of expertise and financial responsibility and pay a fee of three hundred dollars for a class B certificate and seven hundred fifty dollars for a class A certificate. Each certificate shall be valid for twelve months from date of issuance and shall be renewable on application of the registrant upon payment of an annual fee of two hundred dollars for a class B certificate and six hundred dollars for a class A certificate. The department may refuse to issue any such certificate for cause, and may revoke or refuse to renew any such certificate for failure to carry out and conform to the provisions of this part or to any regulations adopted hereunder, or for any violation of title 22a. No person shall be refused a certificate or a renewal thereof, and no certificate shall be revoked, without an opportunity for a hearing conducted by the Department of Public Safety.

(b) As used in this part, the term "registration" includes the whole or part of any permit which the Department of Public Safety issues under authority of the general statutes and which (1) requires persons to place their names on a list maintained by the department before they can engage in the business of demolition of buildings, (2) does not require a person to demonstrate competence by examination or other means and (3) may be revoked or suspended by the department for cause.

(c) The provisions of this section shall not apply to (1) a person who is engaged in the disassembling, transportation and reconstruction of historic buildings for historical purposes or in the demolition of farm buildings or in the renovation, alteration or reconstruction of a single-family residence, (2) the removal of underground petroleum storage tanks, (3) the burning of a building or structure as part of an organized fire department training exercise, or (4) the demolition of a single-family residence or out building by an owner of such structure if it does not exceed a height of thirty feet, provided (A) the owner shall be present on site while such demolition work is in progress and shall be held personally liable for any injury to individuals or damage to public or private property caused by such demolition, and (B) such demolition shall be

permitted only with respect to buildings which have clearance from other structures, roads or highways equal to or greater than the height of the structure subject to demolition. The local building official may require additional clearance when deemed necessary for safety.

**Sec. 29-403.** (Formerly Sec. 19-403d). Appeal from decision of department. Any person aggrieved by a decision of the Department of Public Safety refusing to grant or renew or revoking any such certificate of registration may appeal therefrom in accordance with the provisions of section 4-183. Such appeal shall be privileged in assignment for trial.

**Sec. 29-404.** (Formerly Sec. 19-403e). Local building official to administer State Demolition Code. The local building official shall administer sections 29-406 to 29-413, inclusive. Each such official shall have experience in building demolition, construction or structural engineering, shall be generally informed on demolition practices and requirements and on the equipment necessary for the safety of persons engaged in demolition and the public and shall have a thorough knowledge of statutes and regulations of the department concerning demolition. Such official shall pass upon any question relative to the manner of demolition or materials or equipment to be used in the demolition of buildings or structures.

**Sec. 29-405.** (Formerly Sec. 19-403f). Appeal from decision of local building official. Any person aggrieved by any order or decision of a building official may, within ten days of such order or decision, appeal therefrom to the superior court for the judicial district wherein such person resides, and such appeal shall be a privileged matter to be heard by the court as soon after the return day as is practicable.

**Sec. 29-406.** (Formerly Sec. 19-403g). Permit for demolition of particular structure. Exemption. Waiting period. (a) No person shall demolish any building, structure or part thereof without obtaining a permit for the particular demolition undertaking from the building official of the town, city or borough wherein such building or part thereof is located. No person shall be eligible to receive a permit under this section unless he furnishes to the building official written evidence (1) of financial responsibility in the form of a certificate of insurance specifying demolition purposes and providing liability coverage for bodily injury of at least one hundred thousand dollars per person with an aggregate of at least three hundred thousand dollars, and for property damage of at least fifty thousand dollars per accident with an aggregate of at least one hundred thousand dollars; each such certificate shall provide that the town or city and its agents shall be saved harmless from any claim or claims arising out of the negligence of the applicant or his agents or employees in the course of the demolition operations; (2) in the form of a certificate of notice executed by all public utilities having service connections within the premises proposed to be demolished, stating that such utilities have severed such connections and service, and (3) that he is the holder of a current valid certificate of registration issued under the provisions of section 29-402, except in the case of (A) a person who is engaged in the disassembling, transportation and reconstruction of historic buildings for historical purposes or who is engaged in the

demolition of farm buildings or in the renovation, alteration or reconstruction of a single-family residence, or (B) an owner who is engaged in the demolition of a single-family residence or outbuilding, as provided in subsection (c) of section 29-402. No permit shall be issued under this section unless signed by the owner and the demolition contractor. Each such permit shall contain a printed intention on the part of the signers to comply with the provisions of this part. (b) In addition to the powers granted pursuant to this part, any town, city or borough may, by ordinance, impose a waiting period of not more than ninety days before granting any permit for the demolition of any building or structure or any part thereof.

**Sec. 29-407.** (Formerly Sec. 19-403h). Notice to adjoining property owners. No person shall commence any demolition operation unless he first notifies each adjoining property owner by registered or certified mail at such owner's last address according to the records of the assessor of the city, town or borough in which such demolition operation is planned.

**Sec. 29-408.** (Formerly Sec. 19-403i). Safety measures to be provided. Fence. (a) No person shall remove or demolish any building or structure or part thereof without providing adequate safety measures for all workmen and suitable protections for the public. (b) No person shall demolish any building or structure, without causing to be erected and maintained, for the duration of the demolition operations, a fence or barricade meeting the requirements of this section. Each such fence or barricade shall be adequate for safety; shall be not less than eight feet high; shall extend along the street line for the entire length of the building or structure facing on the street, with each end returning back to the building line, and shall be solid for its entire length, except for such openings, provided with sliding doors swinging inward, as may be necessary for the proper prosecution of the work. The building official may waive the requirements of this subsection, or may make such further requirements as he deems necessary for the protection of the public, the adjoining properties or any personalty of such owners and its use.

**Sec. 29-409.** (Formerly Sec. 19-403j). Sidewalk shed requirements. No person shall demolish any building or structure or part thereof, when such building, structure or part is within six feet of a street line, or is twelve feet or more in height, or is within six feet of an area which the owner or lessee provides and invites the public to use as it would a public way, or when the distance between such street line or area and such building, structure or part is more than six feet but less than one-half the total height of the object to be demolished, without causing to be erected and maintained a sidewalk shed meeting the requirements of this section. Such shed shall: (1) Extend for the full length of the building on all street fronts; (2) exist for the duration of the demolition operations; (3) be not less than four feet wide and six feet eight inches high in the clear; (4) be watertight, and (5) be adequately lighted for pedestrian traffic. When the roof of any such shed is used for the storage of material or for the performance of work of any kind, adequate railings, not less than three feet high, and solid toe boards, not less than six inches high, shall be affixed along the open sides and ends of such roofs. The roofs of such sheds shall be of sufficient strength and stability safely to sustain the weight of

materials that may be placed thereon and the shocks incidental to the handling, preparation for use, trucking or delivery of materials. The requirements of this section, as they relate to street lines, shall not apply in any case in which all such streets are officially closed to pedestrian and vehicular traffic. The building official may waive any of the requirements of this section, if the object to be demolished is more than forty feet from any street line or area used as a public way and its demolition is accomplished by the removal of one story at a time.

**Sec. 29-410.** (Formerly Sec. 19-403k). Excavation of sidewalk area. No person shall excavate the area occupied by a sidewalk or temporary walkway in use, unless such area is provided with a walkway capable of supporting not less than one hundred fifty pounds per square foot and unless such walkway is provided with suitable ramps at each end.

**Sec. 29-411.** (Formerly Sec. 19-403l). Restrictions on demolition procedures. No person shall use demolition procedures which involve hazard or risk to the general public or unnecessary danger to the workmen, and no person shall use demolition procedures not in accord with good practice.

**Sec. 29-412.** (Formerly Sec. 19-403m). Accumulated materials. No person shall demolish any structure or building without making suitable provision for the disposal of all accumulated materials. No person shall overload any part of the protective structures erected during the demolition operations by storage, materials or debris to an extent beyond the live load capacity. No person shall, during demolition operations, allow materials to accumulate which would, by their nature, upon removal, cause an excessive amount of dust, dirt or debris in the air, without suitably wetting down such accumulations with water, dehydrated lime or some similar agent.

**Sec. 29-413.** (Formerly Sec. 19-403n). Basements and cellars. No person shall allow any basement, cellar, hole or the like to remain uncovered or opened as a result of the demolition of any building, structure or part thereof. Each person who, in a demolition operation, uncovers or opens such a basement, cellar, hole or the like shall fill the same to grade and remove all excess materials, rubbish and debris from the premises. If a new building, structure or part thereof is to be erected on the site of such demolished premises, the building official may waive any of the provisions of this section.

**Sec. 29-414.** (Formerly Sec. 19-403o). Penalty. Any person who violates any provision of this part shall be fined not more than five hundred dollars or imprisoned not more than one year or both.

**Sec. 29-415.** (Formerly Sec. 19-403p). Public service company exceptions. The provisions of this part shall not apply to the structures, such as distribution and transmission poles, towers and fixtures, steam plant, gas plant, gas tank or holder, water tank or electric substation, of any public service company as defined in section 16-1 whose operations are under the jurisdiction of the Department of Public Utility Control.



# Connecticut Department of Environmental Protection

## Renovation & Demolition: Environmental, Health & Safety Requirements You Should Know About

**Do you do renovation or demolition work, or hire or oversee those who do?**



If so there are a number of environmental, health, and safety requirements that may apply to you.

Some of the more common and important of these requirements are listed below. Please note that not every possible requirement is listed, and that this information is only intended as a helpful summary.

If you would like more information about the requirements that apply to renovation and demolition, please contact the agencies listed in [Table 1](#) at the bottom of this page.

### Asbestos

Asbestos may be present in materials such as thermal systems insulation, flooring, plaster, wallboard, siding, roofing, and other materials. Residential structures with 5 or more units, and commercial, industrial, institutional, and public structures must be inspected by an asbestos consultant **before** renovation or demolition is started, to determine if asbestos is present. If a facility is structurally sound, all asbestos-containing material must be abated prior to demolition. Asbestos abatement involving more than 3 linear feet or more than 3 square feet must be performed by a licensed asbestos contractor. A notification must be submitted to DPH whenever more than 10 linear or 25 square feet of asbestos will be disturbed. A demolition notification be submitted to DPH for **any** structure that is demolished. Consultants and contractors are licensed by DPH. Asbestos is regulated as a "special waste," and cannot be disposed of with regular trash. Asbestos work must be done in accordance with worker protection requirements. [Table 1](#), Key A1, B1, B8, C2, C3, D, & E.

### Lead-Based Paint

**The EPA Renovation, Repair, and Painting (RRP) Rule:** Contractors performing renovation work that disturbs more than 6 square feet of interior painted surface per room or more than 20 square feet of exterior painted surface in a pre-1978 house must distribute the EPA "Renovate Right" brochure to the owner and occupants and get written confirmation that the owner and occupants have received it. The contractor must

be an EPA RRP certified firm ([application completed on EPA's website](#)). Renovation work must comply with all lead safe work practices. Employees performing renovation work must be EPA RRP certified renovators (to obtain this an employee must take a 1-day [EPA-approved training course](#)).

**Lead abatement activities** in dwellings with children under age six are subject to CT's [Lead Poisoning Prevention & Control Regulations](#). Only [DPH licensed](#) lead consultants, employing DPH certified lead inspectors, lead inspector risk assessors and/or lead planner project designers, may perform activities such lead inspections, lead risk assessments and lead abatement/management plan development. Only [DPH licensed](#) lead abatement contractors, employing DPH certified lead supervisors and/or lead abatement workers, may perform lead abatement work.

**The HUD Lead Safe Housing Rule** applies to HUD-funded rehabs of pre-1978 housing, and to required maintenance of pre-1978 HUD-assisted (e.g., Section 8) housing. Only [DPH licensed](#) lead consultants, employing DPH certified lead inspectors and/or lead inspector risk assessors, may perform lead inspections, risk assessments, hazard screens, and clearance examinations.

**Lead-based paint wastes** must be properly characterized to determine whether or not they are hazardous wastes. Persons engaged in "lead detection work" as defined in RCSEA Section 20-478-1 must be licensed by DPH with respect to lead sampling and analysis. The removal of any lead paint must be done so as not to violate air or water pollution control requirements.

**Worker safety requirements** often apply to lead removal work (see separate section below).

[Table 1](#), Key A2, B1, D, & E.

### **Fugitive Dust and Air Emissions**

Dust emissions must be controlled (e.g., with water misting) to ensure that they do not cross any property line. Also, if crushing or other processing equipment is going to be used on-site, it may trigger certain air permitting requirements. On-site emissions of silica, nuisance dust or other particulates may pose a safety hazard, and may be subject to certain worker protection requirements. [Table 1](#), Key B8, C2, D, & E.

### **Wastewaters**

Activities like power-washing may generate wastewaters that must be collected and properly disposed. Such wastewaters must either be hauled off-site by a licensed hauler, or treated and discharged to the sanitary sewer (discharge to septic is not allowed). For a sanitary sewage discharge, permission must be obtained from the municipal sewer authority as well as from DEEP under its "Miscellaneous General Permit." In addition, sites with one or more acres of disturbed land are subject to the

DEEP's General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities. [Table 1](#), Key B1 & B7.

### **Sandblasting and Power-Washing**

Sandblasting creates large amounts of dust that may present a safety hazard both to the workers performing the sandblasting, and to any occupants of the structure and neighboring properties. This is particularly a concern if lead-based paint or asbestos is present. Sandblasting activities must be properly contained to prevent fugitive dust emissions. Spent sandblasting grit must be properly disposed of and may be a hazardous waste if lead-based paint is present. Power-washing creates a wastewater that must be collected and properly disposed. [Table 1](#), Key A1, A2, B1, B7, B8, D, & E.

### **Worker Safety Requirements**

The federal Occupational Safety and Health Administration (OSHA) has numerous worker safety requirements that would apply to most companies involved in renovation or demolition. In particular, OSHA requirements address issues such as physical hazards (e.g., fall protection, confined spaces, trenching, use of tools), and chemical exposure hazards (e.g., asbestos, lead-based paint, solvents). Public-sector agencies (e.g., state and local governments) are subject to the similar requirements of CONN-OSHA, a Division of the Connecticut Department of Labor. [Table 1](#), Key D, E.

### **Construction and Demolition Waste**

Construction and demolition waste (or "C&D waste") may include anything from individual architectural components (i.e., doors, windows, siding, etc.) to whole-building demolition debris. C&D waste may be contaminated with asbestos, lead-based paint, or chemical residues and require special disposal (see separate sections on these topics for more information). Uncontaminated C&D waste that is disposed of must be sent to a landfill or volume reduction facility (VRF) that is permitted to take C&D waste. Uncontaminated C&D waste may also be recycled or reused. Many C&D components may be sent to permitted recycling facilities to be made into new products. Clean rock, brick, ceramic, and concrete may be utilized on-site as fill material. However, see the section on fugitive dust and air emissions for requirements that may apply if crushing is required in order to use these materials as fill. [Table 1](#), Key B1 & B5.

### **Treated Wood**

There are a number of types of treated wood, including pressure-treated wood, and wood that has been treated with pentachlorophenol ("penta") or creosote. Pressure-treated wood may contain the toxic metals chromium or arsenic. Penta and creosote are both pesticides whose use has been restricted since 1986. Treated wood may not be buried or burned on-site or processed into mulch, but must instead be sent to a permitted facility for disposal. Wood that has been treated with penta may be classified

as a hazardous waste if the concentrations of penta are high enough. [Table 1](#), Key B1 & B5.

### **Land-Clearing Debris**

Land-clearing debris includes items such as trees, stumps, and brush that must be removed as part of site preparation work. Land-clearing debris may not be buried on-site, but must be sent to a recycling or disposal facility that is permitted to take such items. If there is a need for mulch or wood chips at the work site, equipment may be brought in to process the land-clearing debris into the desired form (however, see section on fugitive dust and air emissions for requirements that may apply to such processing). Processing of materials from off-site cannot be conducted without a solid waste permit. [Table 1](#), Key B1 & B5.

### **Chemical Products**

Commercial and industrial sites may have process chemicals, oils, cleaning products, or other chemical products stored inside them. Many of these products may be classified as hazardous waste when disposed, and most others may not be disposed of with regular trash. These materials must be shipped to a permitted disposal facility by a licensed transporter. Residential sites may also contain chemical products (paints, solvents, pesticides, cleaners, etc.). Although household wastes are not subject to hazardous waste requirements, most of these products may not be disposed of with regular trash. However, in many cases, these materials may be disposed of at a local household hazardous waste collection center or one-day collection event (check with your local recycling coordinator for more information on the services available in your area). [Table 1](#), Key B1.

### **Mercury**

Fluorescent lamps, thermostats, mercury switches, manometers, natural gas meters, and other items may contain enough mercury to be classified as a hazardous waste, and may therefore not be disposed of as regular trash. However, fluorescent lamps, thermostats, and other mercury-containing equipment are eligible for management under a special set of hazardous waste requirements known as the Universal Waste Rule. Also, you can go to [www.thermostat-recycle.org](http://www.thermostat-recycle.org) to find out how to properly dispose of thermostats for free. [Table 1](#), Key B1, B5.

### **Polychlorinated Biphenyls (PCBs)**

PCBs may be found in a number of items, including transformers, capacitors, fluorescent light ballast and other oil-containing equipment, and in certain building materials (i.e., caulking, paint, roofing, flooring, insulation, etc.). PCB-containing items such as these must be managed and disposed of in accordance with special PCB

requirements. DEEP has developed a [guidance table](#) in conjunction with EPA Region 1 that compares remediation and disposal options for caulking material contaminated with PCBs and associated substrates. Although specific to caulk, the table may generally be applied to other building materials that contain PCBs. In many cases, state and federally-regulated PCB contaminated building materials are found in conjunction with one another. Therefore, characterization of building materials should be consistent with the requirements of 40 CFR 761 and [EPA guidance](#). [Table 1](#), Key B1, B2, and C4.

### **Used Electronics and Batteries**

Used electronics and batteries may contain enough lead, mercury, cadmium, or corrosive electrolytes to be classified as hazardous waste. In such cases, they may not be disposed of as regular trash. However, like mercury thermostats, these items are eligible for management under a special set of hazardous waste requirements known as the Universal Waste Rule. [Table 1](#), Key B1, B5.

### **Contaminated Equipment/Structures/Soil**

Commercial and industrial facilities may contain contaminated equipment or structures (e.g. tanks, ductwork, piping, process equipment, wood flooring, etc.). Contaminated soil may also be present, either under the building footprint, or outside it. In some cases, these materials may be classified as hazardous waste when disposed. In other cases, they may not be hazardous waste, but may still be restricted from reuse or disposal at a solid waste landfill without authorization from DEEP. [Table 1](#), Key B1, B4.

### **Air Conditioning and Refrigeration Equipment**

Such equipment must be removed and disposed of in a way that will prevent the venting of CFCs (e.g., Freon) to the atmosphere. [Table 1](#), Key B1, C1.

### **Underground Storage Tanks (USTs)**

Commercial and industrial sites often have petroleum USTs that may be subject to certain procedures for registration, removal and abandonment. In cases where such tanks have leaked, the affected area must be cleaned up to specified remediation standards, as determined through confirmation sampling. Residential USTs are not subject to the same rules as commercial and industrial USTs, but should still be properly removed or abandoned, and underlying soils tested to determine if there have been any releases to the environment. Wastes generated from the removal and cleanup of all USTs must be properly tested and disposed of in accordance with solid and/or hazardous waste requirements. [Table 1](#), Key B1, B3.

### **Site Cleanup Issues**



There are a number of soil and groundwater cleanup requirements that may apply. Some industrial and commercial sites are required to be cleaned up under DEEP's Property Transfer Program. Others may be under cleanup orders from DEEP. [Table 1](#), Key B4.

## Spills

Any spill of oil or petroleum, chemical liquids or solids, or hazardous waste must be reported immediately by calling the DEEP's 24-hour spill reporting number: (860) 424-3338, or toll-free at 1-866-DEP-SPIL. [Table 1](#), Key B6.

## Drinking Water Supplies

There are certain public health requirements relating to:

1. the potable water source at the site (well or public water system),
2. plumbing materials used in renovations (must be free of lead solder),
3. the potential for any cross connections that may contaminate the potable water supply; and,
4. the electrical wiring/components of the water supply system (must meet applicable CT Building Code requirements). [Table 1](#), Key A3.

## Other Issues

**RADON** is a naturally-occurring radioactive gas that is emitted from the bedrock in many parts of Connecticut. Testing should be performed both before **and** after renovation activities to ensure that indoor air is safe. [Table 1](#), Key A1.

**MOLD** may be produced when building materials are exposed to moisture. The mold spores that are subsequently released may cause irritation and allergic reactions in workers and building occupants. For more info, see the [DPH Indoor Environmental Quality website](#).

**CALL BEFORE YOU DIG** is a free service you should use prior to excavation to check for underground utilities. Check out their web site at [www.cbyd.com](http://www.cbyd.com), or call toll free at 1-800-922-4455.

**THE DEPARTMENT OF CONSTRUCTION SERVICES** has certain rules that apply to renovation and demolition projects and the contractors that perform them. For more information, go to the [Department of Administrative Services](#) website and search under the keyword "demolition."

**TABLE 1: List of Contacts for Additional Information**

Agency	Key	Division / Program	Telephone Number / Web Site
<b>CT Dept. of Public Health (DPH)</b>	A1	Environmental Health Section  (asbestos and radon)	<a href="#">DPH Asbestos Program</a> : (860) 509-7367  <a href="#">DPH Radon Program</a> : (860) 509-7299
	A2	Environmental Lead Unit (lead- based paint)	(860) 509-7299  <a href="#">DPH Lead Poisoning and Prevention and Control Program</a>  <a href="#">Renovation Repair and Painting Rule</a>
	A3	Drinking Water Section	(860) 509-7333  <a href="#">DPH Drinking Water</a>
<b>CT Dept. of Energy and Environmental Protection (DEEP)</b>	B1	Waste Engineering & Enforcement Division (solid and hazardous waste)	(860) 424-3023 or Toll Free at (888) 424-4193  <a href="#">DEEP Solid Waste</a>  <a href="#">DEEP Hazardous Waste</a>  <a href="#">DEEP Mercury</a>  <a href="#">DEEP Fluorescent Lamp Recycling</a>  <a href="#">Free Thermostat Recycling</a>  <a href="#">DEEP Construction Contractors</a>  <a href="#">EPA "In Focus" Guidance</a> for Construction, Demolition, and Renovation
	B2	PCB Program	(860) 424-3368  <a href="#">DEEP PCB</a> <a href="#">DEEP PCB Caulk Guidance</a>
	B3	Underground Storage Tank Program	(860) 424-3374  <a href="#">DEEP Underground Storage Tanks</a>
	B4	Remediation Division (site cleanup requirements)	(860) 424-3705  <a href="#">DEEP Site Clean-up</a>

	B5	Recycling Program	(860) 424-3366 <a href="#">DEEP Reduce/Reuse/Recycle</a>
	B6	Emergency Response and Spill Prevention Division	(860) 424-3338 or 1-866-DEP-SPIL (emergency)  (860) 424-3024 (non-emergency) <a href="#">DEEP Emergency Response and Spill Prevention</a>
	B7	Water Permitting & Enforcement Division (wastewater compliance and permitting)	(860) 424-3018 <a href="#">DEEP Regulating Water Uses and Discharges</a>  <a href="#">DEEP Water Discharge Permits</a>  <a href="#">DEEP Stormwater Management</a>
	B8	Air Engineering and Enforcement Division (air compliance and permitting)	(860) 424-4152  <a href="#">DEEP Air</a>  <a href="#">DEEP Asbestos Demolition and Renovation Notification</a>
<b>U.S. Environmental Protection Agency (EPA)</b>	C1	Stratospheric Protection Division (ozone depletion/Freon)	(202) 343-9729 or (617) 918-1858 <a href="#">EPA Ozone Depletion/Freon</a>
	C2	Asbestos NESHAPs Program	(617) 918-1739  <a href="#">EPA Asbestos</a>
	C3	Asbestos Hazard Emergency Response Act (AHERA) Schools Program	General Info and Compliance: (617) 918-1739 Grants: (617) 918-1563  <a href="#">EPA Asbestos in Schools</a>
	C4	PCB Program	General Questions: (617) 918-1527 Enforcement-Related: (617) 918-1854  <a href="#">EPA PCB</a>  <a href="#">EPA Region 1 New England PCB</a>  <a href="#">EPA PCBs in Building Materials</a>



<b>U.S. Dept. of Labor</b>	D	Occupational Safety & Health Administration (OSHA)	Hartford: (860) 240-3152 Bridgeport: (203) 579-5581  <a href="#">Federal OSHA</a>
<b>CT Dept. of Labor</b>	E	Division of Occupational Safety and Health (CONN-OSHA)	(860) 263-6900  <a href="#">State of Connecticut OSHA</a>

*Content last updated on February 5, 2020*

## HOLD HARMLESS

In accordance with Connecticut General Statute § 29-406, we [INSERT CONTRACTOR NAME], hereby agrees to save the **Town of Southington** and its agents, harmless from any claim or claims arising out of the negligence of the applicant or his/her agents or employees in the course of the demolition operations at [INSERT PROPERTY ADDRESS].

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**CONTRACTOR**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company Name