



# Inspectional Services Department

John D. Lojek, Commissioner  
1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449  
Telephone: (617) 796-1060  
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Building/Zoning Inspectors  
(617) 796-1060  
Zoning Board of Appeals  
(617) 796-1060  
Plumbing and Gas Division  
(617) 796-1070  
Electrical Division  
(617) 796-1075  
TDD/TTY: (617) 796-1089

## RESIDENTIAL DEMOLITION REQUIREMENTS (COMPLETE STRUCTURE)

- | Yes                      | No                       | N/A                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Erosion Control has to be in place prior to issuance of demolition permit. Protection of adjoining property: If afforded the necessary license to enter the adjoining lot, building or structure, the person causing the demolition shall at all times and at his or her own expense preserve and protect the lot, building or structure from damage or injury |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Construction fence: 6' high fence must be installed around the perimeter of the lot  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Building Permit Application form, filled out completely  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Contractor's signature and homeowner's signature   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photocopies of all pertinent licensing   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Workers' Compensation Insurance Affidavit and Certificate  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tree Permit: Contact Tree Warden, Marc Welch; Parks and Rec. Department (617) 796-1500   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Official notice of disconnection of all utilities (as applicable)<br>(Electric, gas, telephone, cable, etc.)   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sign-off from Engineering Department; cut and cap of water and sewer   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sign-off from Health Department; proof of removal or absence of hazardous materials and dust/particulate matter abatement (as applicable)  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sign-off from Historic Commission (as applicable) A building older than 50 years or located within a Historic District   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sign-off from Conservation Commission (as applicable)  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Notice of intent: The person intending to cause a demolition shall notify intent to the owner of each potentially affected direct abutter and/or cover a distance of 300 feet. The notice must be sent by certified mail. A copy of the notice and certified mail receipts are required to be submitted. Letter must include contractor contact information.   |

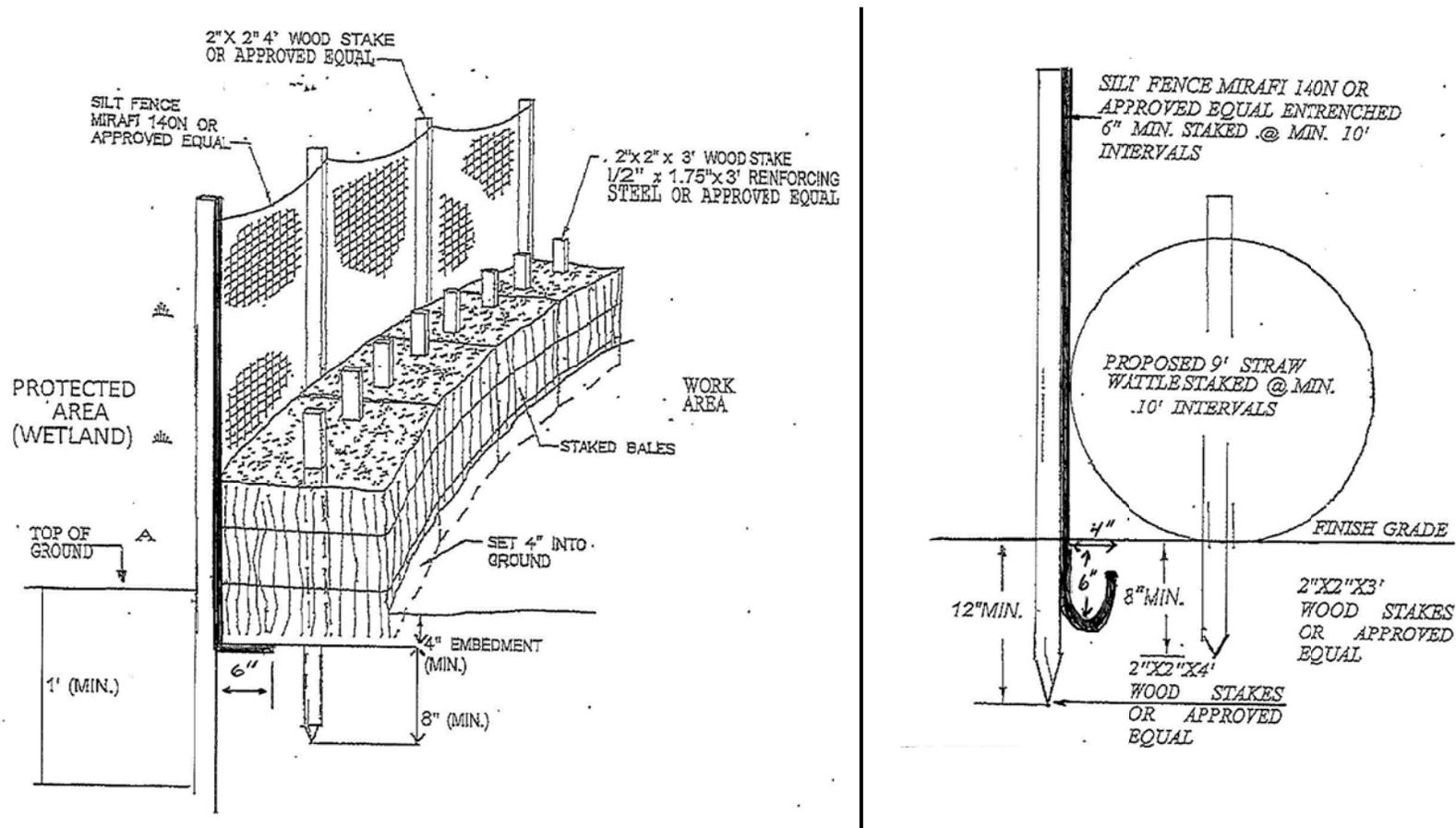
Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plot plan of land with existing structures, showing existing grades (topography). Plan must be submitted on CD .pdf format if bigger than 11x17 sheet
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of recorded Special permit or variance (as applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sign off from district inspector that work is complete and site safe within 72 hours post demolition and before any building permit is issued for the new structure

### **ADDITIONAL REQUIRMENTS**

- Movement of equipment across City property - Sidewalk Bond (Public Works Dept.)
- Safe guards to site access during demolition (may include but is not limited to: fencing and erosion control)
- Noise abatement measures (as applicable)
- Hours of operation ( as applicable)    Weekdays (7:00am-7:00pm)                      Saturdays (8:00am-7:00pm)
- Traffic Consideration- Any construction or demolition activity that may create a hazard or disruption to either vehicular or pedestrian traffic in the area shall contact Newton Police Detail Office at (617) 796-2115 to determine whether a detail Officer will be required

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## TYPICAL EROSION CONTROL DETAIL



### New Construction Site Prep: Policy

All sites where an existing building is torn down and replaced with a new building must be site prepped as follows:

1. The perimeter of the lot shall be fenced with a 6' construction fence. Some discretion is allowed to the inspector if the lot is large & the rear of the lot will not affect the protection.
2. The perimeter of the lot shall be protected with erosion control and silt fencing, i.e. siltation materials and hay bales or an acceptable substitute at the inspector's discretion.
3. The same or similar protections are required for large additions and/or gut rehabs if the conditions are similar to new home construction.