



MEMO

To: All Demolition Contractors

From: Philip R. Lindsay, P.E., City Engineer

**Subject: Demolition Permits –
Sediment & Erosion Control Requirements**

Date: September 18, 2006

Site demolition projects are very similar to site development projects and fall under the same statutory requirements for disturbed areas. In the case of a demolition project the disturbed area shall be considered as any disturbed surfaces that can be exposed to storm water after the demolition is complete. This includes but is not limited to:

- Removal of sidewalks or parking areas;
- Removal of building slabs and footings; and
- Regrading of existing ground surfaces.

Examples –

- If a building is to be demolished with the slab and footing to remain and no other demolition is to occur then the disturbed area would be zero and the less than ½ acre requirements would apply.
- If a building is to be demolished with the slab and footing to be removed and no other demolition is to occur, then the disturbed area would be area of the building and that acreage requirement would apply.
- If a building is to remain but other exterior demolition is to occur, then the disturbed area would be the delineated limits of the demolition on the demolition plans.

The following are requirements based on disturbed area of the demolition project:

Less than ½ acre

If the demolition project site is not within 50 ft. of any mapped water body (e.g., stream, floodplain, and lake) or wetland area and is less than ½ acre (21,500 sf) then an Environmental Engineering review shall **not be required**. The following minimum standard erosion and sediment control comments shall apply and shall be included as conditions of the demolition project permit approval:

1. Erosion and sediment controls shall be installed and functioning prior to beginning any demolition activities.
2. Erosion and sediment controls shall be inspected and maintained until the demolition project site is permanently stabilized.
3. To secure the demolition project site, locate limits of disturbance, protect areas that are to remain undisturbed, prevent migration of demolition debris, and orange construction fencing shall be installed around areas not requiring silt fencing. Any accumulation of demolition debris on public roadways or adjacent properties shall be removed within 24 hours. Care shall be taken when installing construction fencing to not obscure oncoming traffic at intersections, adjacent driveways and the project construction entrance.
4. A stabilized construction entrance shall be installed and maintained on the demolition project site. Storm water inlet protection shall be provided for all inlets (upstream and downstream) within 50 ft. of the construction entrance (on both sides of the public roadway).
5. During the course of construction activities appropriate erosion and sediment controls shall be used to prevent; sediment accumulation on public roadways (including street gutters), sediment laden runoff from entering into existing storm water system inlets or depositing on adjacent properties, and airborne dust migration off-site. Any accumulation of sediment from the project site on public roadways or adjacent properties shall be removed within 24 hours.
6. Temporary stockpiling of useable or waste materials for more than fourteen (14) days shall have appropriate erosion and sediment control measures installed. Temporary stockpiles shall be placed away from storm water inlet structures, adjacent property and public roadways.
7. All sediment and erosion control devices shall be inspected every seven (7) days or after each rainfall occurrence that exceeds one-half (1/2) inch. Damaged or ineffective devices shall be repaired or replaced, as necessary.
8. All existing storm water structures, affected by this project, shall be inspected and maintained clean of any accumulated demolition debris or sediments from this project site. The inspection and maintenance of these structures shall be accomplished on the same schedule as the construction sediment and erosion control devices.
9. Litter, demolition debris, oils, fuels, building products with significant potential for impact (such as stockpiles of freshly treated lumber), and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
10. Disposal of all recovered sediments and demolition debris shall be in accordance with all applicable City, State and Federal Regulations.
11. Stabilization measures shall be initiated as soon as practicable in portions

- of the site where demolition activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, except where stabilization by the 14th day is precluded by snow cover or frozen ground conditions but stabilization measures must be initiated in these precluded areas as soon as practicable.
12. All erosion control devices shall be properly maintained during all phases of the demolition project until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during demolition in order to control erosion and/or offsite sedimentation. All erosion control devices shall be inspected until construction is complete and the site is stabilized. All temporary control devices shall be removed once demolition is complete and the site is permanently stabilized.
 13. The site shall be considered permanently stabilized when all surface disturbing activities are complete and either of the two following criteria are met:
 - a. A uniform (e.g., evenly disturbed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures,
OR
 - b. Equivalent permanent stabilization measures (such as riprap, gabions, or geo-textiles) have been employed.

Greater than ½ acre but less than 1 acre

If the demolition project site is within 50 ft. of any mapped water body (e.g., stream, floodplain, and lake) or wetland area and is less than 1 acre (43,560 sqft.) then an Environmental engineering review shall be required. The following minimum submission requirements shall apply for demolition permit approval:

1. Submission of an SC-DHEC Notice of Intent (NOI) for Storm Water Discharges from Large and Small Construction Activities, NPDES General Permit SCR100000 (form DHEC 2617, 07/2006) to be completed, signed, and submitted.
2. An erosion and sediment control plan shall be submitted that minimally meets the following requirements:
 - a. Title, scale north arrow, and vicinity map not smaller than 1" = 1 Mile.
 - b. Scale drawing not smaller than 1" = 200 ft.
 - c. Topographic map (optional or if requested).
 - d. Boundary lines and approximate acreage.
 - e. Existing and proposed contours.
 - f. Proposed and possible future development (optional).
 - g. Plan for temporary and permanent erosion and sediment controls.
 - h. Demolition schedule.
 - i. Plans for borrow and disposal sites, restoration and revegetation.
 - j. Description of predominate soil types.
 - k. Description of maintenance and inspection program.
 - l. Plan to minimize vehicle tracking.
 - m. On-site inspection access certification.

The **erosion and sediment control plan** shall meet or exceed the requirements of South Carolina R72-300 (specifically R.72-307.H) and City of Greenville, Land Development Regulations, Chapter 19 (specifically 19-191.b).

3. The minimum standard erosion and sediment control notes for less than ½ acre sites (see above) shall apply
4. For demolition project sites within 50 ft. of any mapped water body (e.g., stream, floodplain, and lake) or wetland area the additional minimum requirements shall apply:
 - a. Water bodies and wetland areas shall be clearly delineated on the demolition plans.
 - b. Demolition setback buffers shall be located a distance from the stream bank equal to five (5) times the width of the stream, measured at the top of the bank, or 20 ft. on each side of the stream, whichever is greater. In the case of a lake or wetlands area the setback buffer shall be a minimum of 50 ft. All setbacks shall be clearly delineated on the demolition plans.
 - c. All mapped water bodies, including wetlands, are to be flagged or otherwise clearly marked in the field.
 - d. A single row of silt fencing shall be installed along all setback buffers that meet the minimum requirements.
 - e. A double row of silt fencing shall be installed in all areas where a minimum setback buffer cannot be maintained between the disturbed area and the water body or wetland. Double row of silt fencing shall be placed no closer than 5 ft. downhill from the toe of any fill area and a minimum of 5 ft. spacing shall be maintained between silt fence rows. A 10-foot buffer should be maintained between the last row of silt fence and all water bodies and wetlands.

Greater than 1 acre

If the demolition project site is greater than 1 acre (43,560 sq ft.) then an Environmental Engineering review shall be required. This demolition project shall be considered equivalent to the requirements for a City of Greenville Type 1 Site Grading Permit. The following minimum submission requirements shall apply for demolition permit approval:

1. Submission of an SC-DHEC Notice of Intent (NOI) for Storm Water Discharges from Large and Small Construction Activities, NPDES General Permit SCR100000 (form DHEC 2617, 07/2006) to be completed, signed, and submitted with appropriate fee of \$125.00. Check should be made out to SC-DHEC.
2. An erosion and sediment control plan shall be submitted that minimally meets the requirements of SC NPDES General Permit SCR100000, SC Standards for Storm Water Management and Sediment Reduction Regulation R72-300 thru R72-316. Additionally the erosion and sediment control plan shall minimally meet the requirements of the City of Greenville, Land Development Regulations, Chapter 19 as a Type 1 site grading permit.



Demolition Permit Application

Application must be completed prior to requesting a permit.

City of Greenville Building Department
P.O. Box 2207 Greenville, SC 29602
Phone: (864) 467-4550 Fax: (864) 467-5715

Permit # _____
Clerk _____

Date: _____
Street Address: _____ Space/Unit: _____

Tax Map# _____ - _____ - _____ Owner: _____

Use: Single Family Duplex 3 & 4 Family All other buildings (commercial)

Number of units Square feet Baths Bedrooms

Total square feet of area to be disturbed by grading or demolition _____

Cost of job: \$ _____

1. REQUIRED INSPECTIONS: Please call 467-4559 or 467-4560 for inspection. Sewer must be capped and visually inspected. All debris must be removed from site. Call for inspection 24 hours in advance. Failure to obtain the required inspections shall deem the permit holder to be in violation of The City Code Of Ordinances. Contractor is responsible for DHEC requirements including asbestos survey and notification. Contact DHEC directly for more information.

2. DEMOLITIONS:

Section 6-63 Penalty: Any person who shall violate any provision of the code adopted by the provisions of this article shall be deemed guilty of a misdemeanor and shall be punished as provided in Section 1-5. Each day such violation continues shall be deemed a separate offense. Current fine is \$1205.00, per day for continuing violations.

Contractor: _____ Phone: _____ Fax: _____

Address: _____ Mobile/Beeper: _____

State License Agency (Choose One):
South Carolina Contractors' Licensing Board:
South Carolina Residential Builders Commission:

State License Classification: _____ State License Number: _____

State License Limitation: _____

By signing this application, I certify that I am an authorized agent for this company performing the work stated above and that all information provided is true. I further understand that if any information provided is found to be incorrect or falsely stated that this permit will be null and void and that I may be responsible for violation of other related state laws and local ordinances.

Signed: _____ Print: _____

PROPERTY OWNERS DOING OWN WORK:

This is to certify that I am the owner and resident of the property for which this permit application is being made. ***I will be performing this work myself and agree to be on the job site at any time that work is being performed and understand that all inspections will have to be made before any work is covered.*** All subcontractors used on this project must obtain necessary permits and/or business license.

VIOLATION OF ANY PART OF THIS AGREEMENT SHALL VOID ALL PERMITS.

Signed: Property Owner: _____ Print: _____

Phone: Home: _____ Work: _____