



Requirements for Demolition of Buildings

A permit application and construction documents shall be submitted for each structure to be demolished.

These regulations shall control all matters concerning the demolition of all buildings and structures. Additionally to ensure public safety, health and welfare insofar as they are affected by building demolition, and in general, to secure safety to life and property from all hazards incident to the removal or demolition of buildings, structures, or premises.

The application for permit shall be accompanied by a site plan showing to scale the size and location of all existing structures and construction that is to remain on the site. The site plan shall show, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey.

Before a structure is demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer, and other connections. A permit to demolish or remove a structure shall not be issued until all releases have been obtained from the following agencies, providing confirmation that the utilities have been disconnected and all issues have met their satisfaction.

- PEPCO
- Washington Gas
- Verizon or other telephone carrier
- City of Rockville Planning Division, to include a review to see if the structure is a historic property. This includes, but is not limited to structures over 50 years old (See attached)
- City of Rockville Forester
- City of Rockville Public Works
- An inspection by Public Works will be required for abandonment of water and sewer connections and the return of the water meter to the City's meter shop. A Public Works Permit must be secured prior to abandonment of the water and sewer. In addition, storm water management and/or sediment control permits must be secured, as necessary, from Public Works.

For commercial buildings, a copy of an environmental report, indicating that there are no hazardous materials on the site or in the building, including asbestos. If hazardous materials are found, proof of satisfactory removal will be required prior to permit issuance.

The applicant shall request and receive permission of the adjacent owner(s) of each potentially affected adjoining lot, building or structure, if demolition will require entering onto, or access to or through their property is necessitated by the proposed work. If allowed to enter the adjoining lot, building or structure, the person causing the demolition or excavation to be made shall at all times and at his or her own expense preserve and protect the lot, building or structure from damage or injury. If not allowed to enter the property, it shall be the duty of the owner of the adjoining lot, building or structure to make safe his or her own property.

DURING DEMOLITION

Demolition work may not occur between the hours of 9:00 PM and 7:00 AM, Monday through Friday, Or between 9:00 PM and 9:00 AM on Saturday, Sunday, or Federal Holidays. Failure to comply with the Noise Ordinance requirements for Montgomery County may result in the issuance of a citation.

Whenever a structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of 2009 International Building Code.

Every excavation or area of construction on a site located 5 feet (1524 mm) or less from the street lot line shall be enclosed with a barrier not less than 6 feet (1829 mm) high to prevent the entry of unauthorized persons. Where located more than 5 feet (1524 mm) from the street lot line, a barrier shall be erected where required by the code official.

All waste materials shall be removed in a manner, which prevents injury or damage to persons, adjoining properties and public rights-of-way.

All buildings under demolition shall be provided with at least one portable fire extinguisher with a minimum 2-A:20-B-C rating at each exit on all floor levels where combustible materials have accumulated. A portable fire extinguisher with a minimum 2-A:20-B-C rating shall also be provided in every storage and construction shed. Additionally, at least one portable fire extinguisher shall be provided in accordance with the fire prevention code, City of Rockville Code, Chapter 9, where a special hazard, such as flammable or combustible liquid storage exists.

Wherever the ground is excavated under the sidewalk, a sidewalk bridge shall be constructed in accordance with the 2009 International Building Code.

Sidewalk sheds, underpinning and other temporary protective guards and devices shall be installed in accordance with 2009 International Building Code.

Where a structure has been demolished or removed and a building permit has not been approved, the vacant lot shall be filled, graded and maintained in conformity to the established elevation of the street grade at curb level nearest to the point of demolition or excavation. Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Construction materials and equipment stored within the building, or on sidewalks or sheds, shall be placed so as not to overload any part of the construction beyond the design capacity, nor interfere with the safe prosecution of the work.

Construction materials and equipment shall not be stored on the street without a permit issued by the administrative authority having jurisdiction. Where so stored, such materials or equipment shall not unduly interfere with vehicular traffic or the orderly travel of pedestrians on the highway or street. The piles shall be arranged to maintain a safe walkway not less than 4 feet (1219 mm) wide, unobstructed for its full length, and adequately lighted at night and at all necessary times for the use of the public.

Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, utility boxes, catch basins or manholes, nor shall such material and equipment be located within 20 feet (6096 mm) of a street intersection or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

Material shall not be dropped by gravity or thrown outside the exterior walls of a building during demolition or erection. Wood or metal chutes shall be provided for the removal of such materials. Where the removal of any material will cause an excessive amount of dust, such material shall be wet down to prevent the creation of a nuisance.