

BOROUGH OF AMBRIDGE
600 Eleventh Street Ambridge, PA 15003
Phone: (724) 266-4070 | FAX: (724) 266-9191 | www.ambridgeboro.org

MEMORANDUM

TO: Code Officer Clark and Borough Office Staff

FROM: Joe Kauer, Borough Manager

RE: **Demolition Permit – Performance Bond and Security Deposit Required at time of Application**

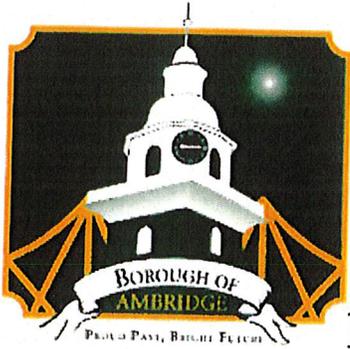
DATE: 15 July 2015

Attached hereto is adopted Resolution No. 2015-10 that requires that at the time of application for a Demolition Permit, that a security deposit and performance bond also be submitted.

Security Deposit – Payable in the amount of \$1,000 to the Borough of Ambridge – will be held to protect the Borough from damages to sidewalk, curb, utilities and other infrastructure. If there are no damages or claims at the end of the demolition project, the security deposit will be returned to the applicant.

Performance Bond – Bond naming the Borough of Ambridge (can substitute a certified bank check should the applicant be unable to produce a bond), in the amount of \$15,000. This bond will ensure that the demolition work is performed per the new Demolition Ordinance. Should the applicant not finish the demolition job accordingly, this bond can be forfeited and used to allow the Borough to hire another demolition firm to finish the project. At the conclusion of the project, after the final inspection confirming that all work is concluded per the Borough specifications, this Bond is to be returned to the applicant.

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BOROUGH OF AMBRIDGE

Department of Code Enforcement

600 Eleventh St.

Ambridge, PA 15003
(724)266-4070
FAX: (724)266-9191

For Demo Permit:

Before a demolition permit can be issued there are a couple things that needs to be completed. First, visit the Municipal Authority and have them review your Demo/Construction project with you. If you do not have them sign off on this paper to ensure that the sanitation sewer is capped properly and you have already back filled it, then you will be called back out to dig the back fill up so that they can inspect it to make sure it is capped off.

Second, visit the Water Authority to have them sign off to make sure that the water service stop valve is turned off. This has to be done by an Ambridge Water Authority representative prior to demolition.

If these things are not done then a Demo Permit will not be issued. The fee for the permit will be \$.25 a square foot for a commercial building and \$100.00 for residential. This check list cannot be signed by the person applying for the permit. Please follow the guidelines that are attached to the permit.

If you have any questions, comments or concerns, please feel free to call at 724-266-4070. My hours are Monday-Friday 8a-4p.

Sincerely,

DeAunta'e Clark

DeAunta'e Clark

Code Enforcement Officer



Borough of Ambridge

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The following property has been inspected and has been properly repaired/demolished after the fire according to Borough of Ambridge Ordinance Number 1259:

Property Owner Name: _____

Property Address: _____

Parcel Number: _____

Approved by:

Building Inspector _____ (Date)

Fire Chief _____ (Date)

Code Enforcement _____ (Date)

Municipal Authority _____ (Date) **Fees Paid** ___ Yes ___ No

Borough Manager _____ (Date) **Fees Paid** ___ Yes ___ No

Once repairs/demolition and all inspections are completed and approved, this letter can be presented to the Borough Manager and a refund of the Escrow money (if applicable) will be completed within 15 days of next Council meeting following date of last approval.

BOROUGH OF AMBRIDGE MUNICIPAL AUTHORITY

600 Eleventh Street
Ambridge, Pennsylvania 15003
Telephone (724) 266-7810

**APPLICATION FOR NEW, ALTERED OR TERMINATED
SANITARY SEWER SYSTEM CONNECTION**

I, the undersigned, do hereby apply for a permit to make a new, make an alteration to or terminate an existing single connection to the sanitary sewer system into the Ambridge Municipal Authority Sanitary Sewer System. A plan or sketch of the premises subject to this application and showing the proposed connection, alteration or termination, the proposed facilities and the location of the existing sanitary sewer system that would service the connection is attached hereto and is made a part of this application.

I, the undersigned, do understand that the connection costs are separate charges that will be based upon the Borough of Ambridge Municipal Authority's Rules and Regulations and Fee Schedules. I, the undersigned, promise and agree to complete all proposed work and adhere to all inspection requirement of the Borough of Ambridge Municipal Authority, as per the Rules and Regulations and construction standards of the Borough of Ambridge Municipal Authority and the terms of this application.

Application for: New Connection Alteration Termination
Permit Application Fee: \$ _____ Tap-In Fee (New Connection): \$ _____

Applicant/Owner Name(s): _____

Applicant/Owner Address: _____
_____ Phone: _____

Subject Property Address: _____

Subdivision/Plan: _____ Lot No.: _____

Street(s) Involved: _____

Intended Use of Property: _____

Contractor Name(s): _____

Contractor Address: _____
_____ Phone: _____

Address for Future Sewer Billing: _____

The application must be signed by the property owner unless the owner(s) has/have authorized, in writing, the submission of the application by a third party on the owner's behalf and agreeing to be bound by all obligations on the permit. Applicant will be notified in writing of the Borough of Ambridge Municipal Authority approval or disapproval of the application.

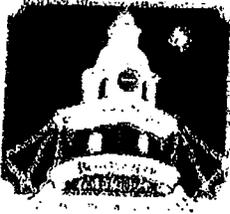
Date: _____ Signature(s): _____

Adopted October 20, 2014 with Resolution No. 1-2014

BOROUGH OF AMBRIDGE MUNICIPAL AUTHORITY

FEE SCHEDULE

Tap Connection Fee		\$3,000.00 per EDU
Single Lot Connection – New or Alteration	Tap Connection Fee for New Connections Only.	\$3,000.00 per EDU
	Application/Inspection Fee for New or Alterations	\$250 per lot
	On-Site Inspection when not ready or cancelled less than 24 hours before	\$75 per occurrence
Single Lot Termination of Connection	Application & Inspection	\$100 per termination
	On-Site Inspection when not ready or cancelled less than 24 hours before	\$75 per occurrence
Land Development or Sewer Extension	Preliminary Application - Initial Escrow for Development less than 10 Lots	\$1,000.00
	Preliminary Application - Initial Escrow for Development 10 Lots or greater	\$2,000.00
	Preliminary Application - Initial Escrow for Development with Pumping Station Design	\$5,000.00
	Second Escrow Deposit at Signing of Developer's Agreement	15% of Construction Cost Estimate
	Single Lot Connection Tap Connection Fees apply	\$3,000.00 per EDU
	Developer responsible for all charges for Engineering, Inspection, Legal and Administrative work costs.	
	All escrow funds not utilized will be returned to the Applicant.	



BOROUGH OF AMBRIDGE

Department of Code Enforcement

600 Eleventh Street
Ambridge, PA 15003-2377
(724) 266-4070
FAX: (724) 266-9191
codes@ambridgeboro.org

DEMOLITION PERMIT CHECKLIST AND CONSTRUCTION GUIDELINES

- Notify PA One Call at **811** or 800-242-1776 or at www.paonecall.org at least 3 days prior to start of any demolition or excavation.
- Identify the type and location of site utilities such as gas, electric, water service lateral, public sewer lateral on the site plan.
- Utility Disconnections: Service utility connections shall be disconnected and capped in accordance with the approved rules and requirements of the authority having jurisdiction. 2006 International Building Code Section 3303.6
- Identify on the site plan if any existing underground or aboveground storage tanks (combustible and flammable liquids) are present on the property. A separate **Fire Permit** shall be applied for and obtained prior to removal of any storage tanks.
- Asbestos shall be removed in accordance with PA Department of Environmental Protection Air Quality's regulations. View the department's website at <http://www.depweb.state.pa.us/dep/site/default.asp> Asbestos removal is regulated by the Department of Labor and Industry. Call PA Department of Labor and Industry at 717-772-3396 for more information.
- Pedestrian Protection: The work of demolishing any building shall not commence until pedestrian protection is in place. Refer to Section 3306 of the 2006 IBC for specific protection requirements. IBC Section 3303.2
- Site Maintenance: Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority. Only clean fill is to be used in backfilling of demolished structures. Existing concrete floors below grade are to be removed or broken sufficiently to prevent potential below grade water accumulation. IBC Section 3303.4
- Water accumulation: Provisions shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.
- Future construction (if applicable) requires backfilling with approved engineered fill or excavation to virgin soil.
- Provide confirmation that the structure to be demolished is not classified as a historic resource as defined on the Historic Resources Map on file at the Borough of Ambridge Code Enforcement Office. For any structure classified as a historic resource, the Historic Architectural Review Board (HARB) shall be afforded the opportunity to document the historic resource and/or make recommendations on the demolition depending on the classification of the structure. The time frame for review and comment by the Historic Architectural Review Board is dependent on the classification of the historic resource.



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DEMOLITION PERMIT AND CONSTRUCTION GUIDELINES SIGNOFF

Complete the following checklist items for the proposed building demolition. Items that require an acknowledgement only, mark with your initials. Items which do not apply mark with "N/A" or not applicable:

- _____ Completed permit application form with the required permit fee. The fee is based on the current fee schedule listed on the back of this application, plus \$25.00 Zoning fee and \$4 Uniform Construction Code education fee.
- _____ Two (2) site plans clearly identifying the location and footprint square footage of the structure(s) being demolished.
- _____ Acknowledge that the electrical service has been disconnected by DQE.
- _____ Acknowledge that the gas service has been disconnected by Columbia Gas of PA. (If applicable)
- _____ Sewer laterals for Borough of Ambridge Municipal Authority (BAMA) customers must be capped at the public main as directed and inspected by BAMA prior to backfilling. Call 724-266-7810 for information and inspection scheduling.
- _____ Ambridge Water Authority must be contacted prior to terminating any fire or domestic connection to the public water system. Phone number is (724) 266-4847. The water service curb stop valve which is closest to the public main must be turned off by an Ambridge Water Authority representative prior to demolition.
- _____ Indicate whether demolition waste materials will be disposed of onsite or offsite. Only uncontaminated soil, rock, stone, gravel, concrete, brick, concrete block debris - no larger than one foot square - may remain onsite. All demolition materials removed from the site must be disposed of per DEP regulations.
- _____ All excavations outside the street right-of-way must be filled with suitable uncontaminated material and installed to meet structural fill requirements if the area will be a bearing surface for below or above ground structures or buildings. Stone backfill material must be used for backfill when working within a street right-of-way.
- _____ Identify the square footage of all impervious areas being removed.
- _____ For any work within a Borough right-of-way the applicable street opening permit shall be obtained from the Township or in the case of work within a state roadway the applicable state permit shall be obtained.

Authorized Agent/Property Owner Signature _____ Date _____



BOROUGH OF AMBRIDGE

Department of Code Enforcement

600 11th Street
Ambridge, PA 15003-2377
Office: 724-266-4070
FAX: 724-266-9191
E-mail: codes@ambridgeboro.org

APPLICATION DEMOLITION PERMIT

Applicant Information:

Name: _____ Date: _____
 Address: _____ Phone No.: _____
 Address of Property to be demolished: _____ Phone No.: _____
 Tax Parcel Number: _____ Zoning District: _____

Property Owner Information:

Name: _____ Phone No.: _____
 Address: _____ Phone No.: _____

Use of building: Single Family Commercial, describe _____
 Multi Family Industrial, describe _____
 _____ Number of Stories
 Demolition of: (complete description) _____

Proposed Start Date: _____ Proposed Completion Date: _____
 Square Footage of Building to be Demolished: _____ Cost of Demolition Project: \$ _____

Asbestos Removal Contractor Information:

Company Name: _____ Phone No.: _____
 Address: _____
 Contact Person: _____ Phone No.: _____
 Certification #: _____ Total Quantity of Asbestos Removed: _____
 Certification Category Code(s): _____
 Type(s) of Asbestos-Containing Material Removed: _____

Certified Asbestos Inspector Certification:

With my signature below, I certify that I possess current Pennsylvania Department of Labor & Industry accreditation and certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a PA L&I-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.*

Signature: _____ Date: _____
 Print Name: _____

FOR OFFICE USE

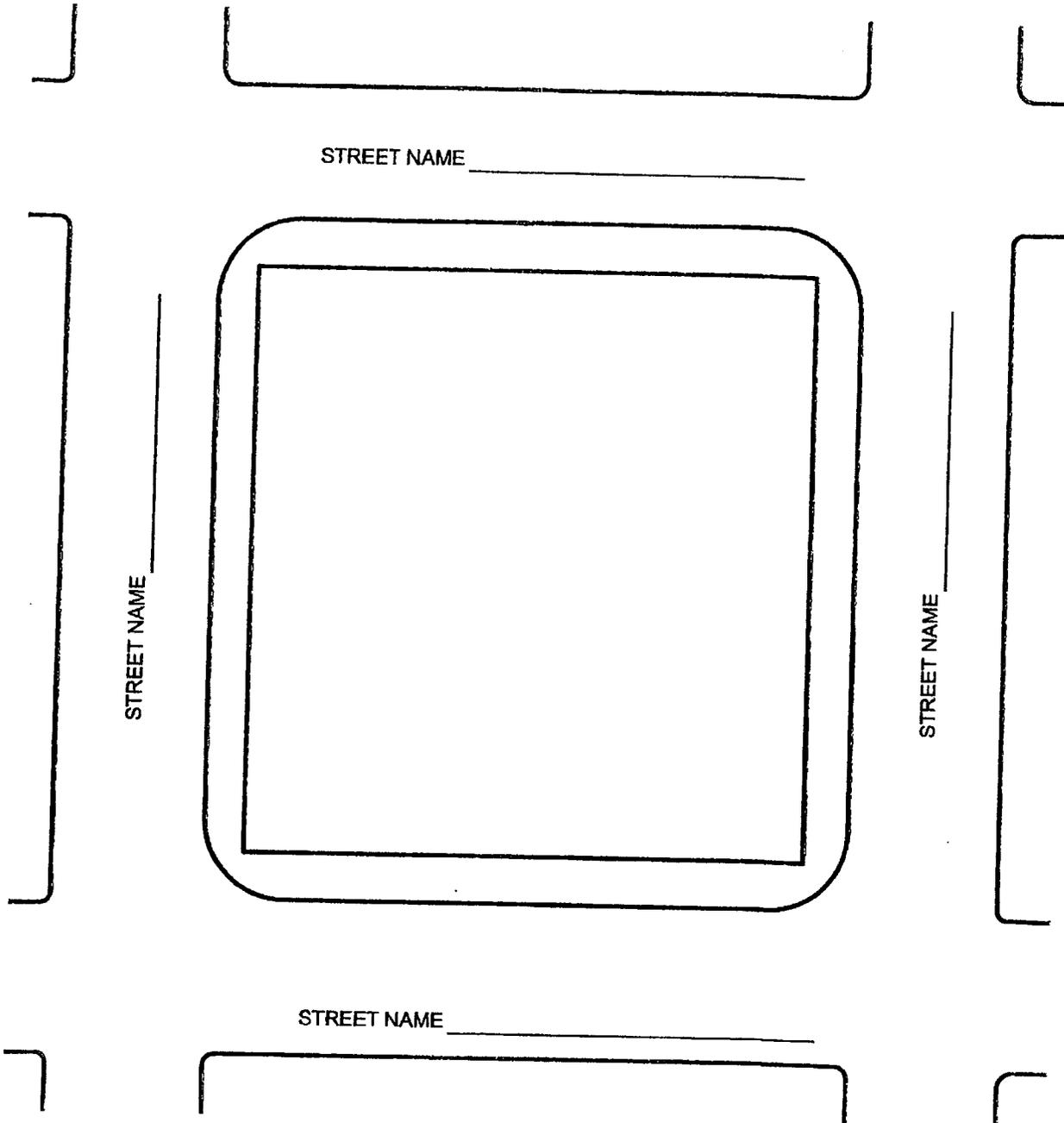
Permit: Approved Denied
 Date Approved/Denied: _____ Permit #: _____
 Application fee paid: \$ _____ Ck #: _____

DEMOLITION FEE SCHEDULE: Per Fee Resolution #2008-6

RESIDENTIAL BUILDING: \$100.00
RESIDENTIAL ACCESSORY BUILDING: \$ 50.00

COMMERCIAL BUILDING: \$.25/Sq Foot
(\$200.00 Minimum - \$1,000.00 Maximum)

Education Fee: \$ 4.00



STREET NAME _____

STREET NAME _____

STREET NAME _____

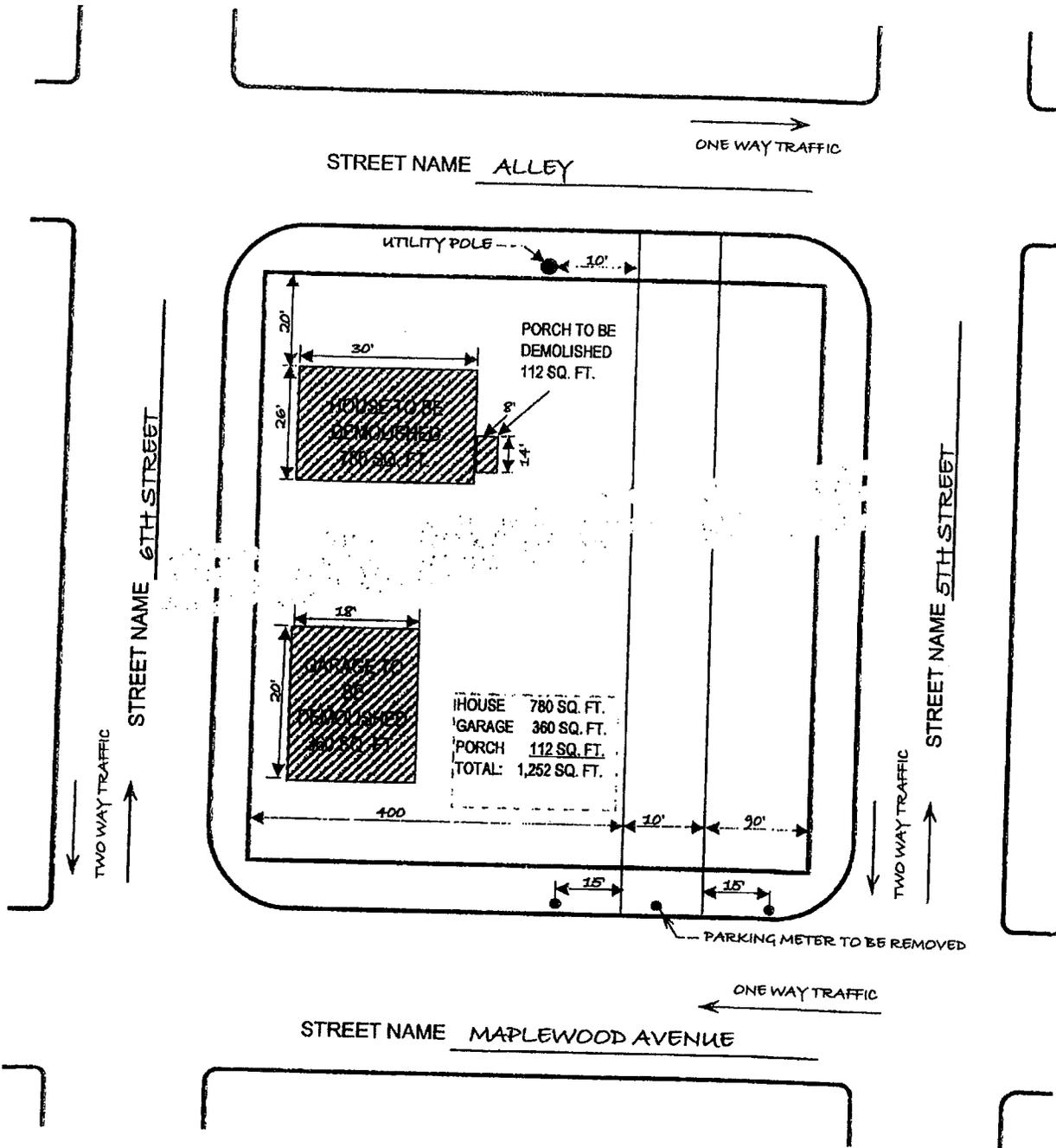
STREET NAME _____

DEMOLITION PLAN

Name _____

Address _____

Parcel # _____ Zoning District _____ Date _____



DEMOLITION PLAN

Name _____

Address _____

Parcel # _____ Zoning District _____ Date _____

OFFICIAL
BOROUGH OF AMBRIDGE
RESOLUTION NO. 2015-10

A RESOLUTION OF THE BOROUGH OF AMBRIDGE,
COUNTY OF BEAVER AND COMMONWEALTH OF
PENNSYLVANIA ESTABLISHING FEES FOR THE RAZING OF
BUILDINGS AND OTHER STRUCTURES IN THE BOROUGH.

WHEREAS, Borough Ordinance No. 1273, enacted on June 9, 2015, provides that no person shall cause or permit any building to be razed or partly razed upon any property owned by that person, or upon any ground rented by him, without first having obtained a permit therefor and that said permit shall be issued by the Borough Manager upon the filing of an application and the payment of a fee in the amount prescribed in the schedule of municipal fees established by resolution of the Borough Council; and,

WHEREAS, Borough Ordinance No. 1273, provides that before a permit may be issued the applicant must sign a performance bond and indemnity agreement in the form prescribed by the Borough; and,

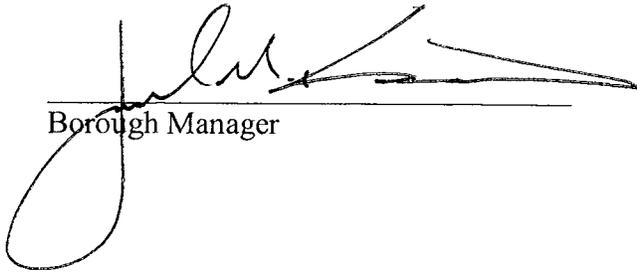
WHEREAS, it is the express desire of the Council of the Borough of Ambridge to establish the fees and procedures which comply with the above-described provisions of the Borough Code.

NOW, THEREFORE, be it RESOLVED that the Borough of Ambridge Manager is authorized by the Borough Council to collect from any applicant for the above-described permit a Security Deposit in the amount of \$1,000.00, which shall be held in a non-interest bearing account, and that said applicant must present a performance bond in the amount of \$15,000.00.

RESOLVED this 14th day of July, 2015, by the Ambridge Borough Council.

ATTEST:

BOROUGH OF AMBRIDGE


Borough Manager

By: 
President of Council

**OFFICIAL
BOROUGH OF AMBRIDGE
ORDINANCE NO. 1273**

AN ORDINANCE OF THE BOROUGH OF AMBRIDGE,
COUNTY OF BEAVER, COMMONWEALTH OF
PENNSYLVANIA, PROVIDING FOR THE RAZING OF
BUILDINGS AND OTHER STRUCTURES AND PROVIDING
CONDITIONS RELEVANT THERETO.

Section 1. "Person" Defined.

The word "person" as used in this Ordinance shall mean any natural person or persons, association, partnership, firm or corporation.

Section 2. Permit Required.

No person shall cause or permit any building to be razed or partly razed upon any property owned by that person, or upon any ground rented by him, without first having obtained a permit therefor. The permit shall be issued by the Borough Manager upon the filing of an application specifying the razing procedure and the payment of a fee in the amount prescribed in the schedule of municipal fees established by resolution of the Borough Council.

Section 3. Conditions for Razing Buildings.

The person who razes or partly razes any building under a permit granted under Section 2 shall comply with all provisions of the law and with all other ordinances of the Borough which are not inconsistent with the provisions of this Ordinance and shall also comply with all of the following provisions:

A. If the water service to the building is to be discontinued, the street must be opened and the water line disconnected from the main water line, in compliance with ordinances and laws relevant thereto.

B. If the sewer line is to be discontinued, it must be properly plugged on the property side of the curb.

C. The person razing or partly razing a building shall carry liability insurance in the amount of \$100,000 and the same must be exhibited to the Borough Manager before the work begins, and that person shall also secure workers' compensation insurance and any other insurance required by law.

D. The person razing or partly razing a building, as aforesaid, shall secure the services of a professional exterminator and is required to fumigate the premises prior to razing in order to guarantee that rats and other vermin are eliminated.

E. The person razing or partly razing, as aforesaid, shall be required to control all dust by proper soaking, or wetting, or otherwise, to keep the area as free from dust as possible.

F. No burning shall be permitted on the premises.

G. All materials and debris are required to be hauled away from the area in covered trucks so as to prevent the littering of streets and highways.

H. No ditch may be left open for a period of more than 24 hours.

I. All backfilling must be thoroughly tamped with the property backfill.

J. The contractor and all the property owners are jointly and severally responsible for furnishing barricades and flares and the operation of them for the protection of the public in and about the operation of the work.

K. Where there is an opening on any paved street or alley, the surface of that street or alley must be replaced on top of a minimum of eight inches of concrete or asphalt, as determined by the Borough Manager, and that concrete or asphalt must extend 18 inches over the original width of the ditch. The paved surface over the concrete or asphalt shall correspond to the same material as exists in the balance of the street. In all cases, the total depth of paving must equal or exceed the existing base and top. All the above work must be completed as outlined within a ninety-six-hour period from the time of the street opening.

L. The property owner must obtain a Pennsylvania Department of Transportation permit when required.

M. It is the property owner's responsibility to notify all utility companies (gas, electric, telephone, etc.) prior to excavation.

N. All work shall be completed within five days after its commencement unless otherwise noted on the Permit.

Section 4. Security Requirements.

1. Before a permit may be issued, the applicant must deposit with the Borough a sum of money in an amount prescribed in a schedule established by resolution of the Borough Council. Such deposit may be made in the form of cash, money order, certified check, or bank cashier's or treasurer's check. Upon inspection of completed work to the satisfaction of the Borough Manager or Borough Engineer, the security deposit shall be returned to the person who made it, less deductions for any corrective work done by or for the Borough.

2. Before a permit may be issued, the applicant must sign a performance bond and indemnity agreement in the form prescribed by the Borough.

Section 5. Report of Completion of Work: Inspection; Effect of Failure to Comply with Requirements.

Upon completion of the work, the holder of the permit shall report the completion to the Borough Manager. The Manager may, after completion, or at any time during the course of the work, cause an inspection of the building to be made; and if there is evidence that any requirement of the law or of this Ordinance has not been complied with, the proper officers of the Borough shall commence prosecution under that law, or this ordinance, to secure compliance.

Section 6. Time Limit for Commencing Work Under Permit.

If any work authorized by any permit has not commenced within a period of 30 days after its issuance, the Borough Manager shall require the permit holder to relinquish that permit, and the permit shall become invalid.

Section 7. Criminal Penalties.

1. Offenses defined.

A. Any person who violates any provision of this part is guilty of a summary offense.

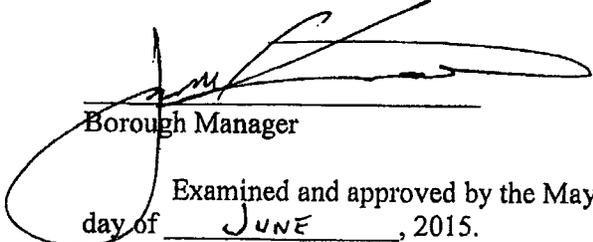
B. Each day a violation is continued shall be deemed a separate offense.

2. Penalties. A person convicted of an offense under this section shall be sentenced to pay a fine of not less than \$300 nor more than \$600, plus all costs of prosecution, or, in default of payment, to undergo imprisonment for not less than 10 nor more than 30 days.

ORDAINED and ENACTED this 9 day of JUNE, 2015.

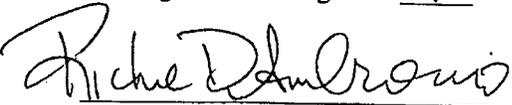
ATTEST:

BOROUGH OF AMBRIDGE


Borough Manager


President of Council

Examined and approved by the Mayor of the Borough of Ambridge this 9
day of JUNE, 2015.


Mayor