



City of Gloucester **Board of Health** Regulations

For

Building Demolition

**Adopted
June 1, 2000**



Public Health
Prevent. Promote. Protect.

Gloucester Health Department

Gloucester Board of Health
Building Demolition Regulations

Pursuant to the authority of Massachusetts General Laws Chapter 111, section 31, the Gloucester Board of Health hereby adopts the following Building Demolition regulations. It is the intent of these regulations to eliminate any undue risk to neighboring properties and the people of Gloucester which may arise from a building being demolished.

Prior to issuance of a building permit to demolish a structure, the following activities must be completed:

1. The property and structure must be inspected, and if necessary, baited for rodents and insects. Applicant must submit a written report indicating the absence of rodents or insects, or a treatment report documenting the treatment protocol which is being followed. This report must be from a Massachusetts licensed Pest Control Operator and must contain his/her license number. The applicant shall be held responsible for abatement measures should the demolition cause infestation to immediate abutters.
2. The property must be inspected for asbestos, and if necessary, asbestos containing material must be properly managed. Applicant must submit a written report indicating the absence of asbestos or documenting the removal activities which occurred. This report must be from a Massachusetts licensed asbestos inspector.
3. The property must be inspected for underground storage tanks regulated by 527 CMR 9 and managed accordingly.
4. Arrangements must be made prior to demolition to have water or another misting agent in use on the site. If municipal water is to be used, a backflow preventer shall be used.
5. The property must have all septic systems managed in accordance with 310 CMR 15 (Title 5) and any sanitary sewer connections capped upon completion of demolition.
6. Any equipment (excluding portable room air conditioners) containing refrigerant classified under Title 6 of the United States Clean Air Act must be recovered by a certified technician and a copy of a written report provided which demonstrates that all refrigerant has been removed to U.S. Environmental Protection Agency standards.

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