



# BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



## ORDINANCE #21-04

ORDINANCE OF THE BOROUGH OF TARENTUM, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING GENERAL SPECIFICATIONS FOR DEMOLITION CONTRACTORS WORKING FOR THE BOROUGH AS WELL AS WORKING FOR PRIVATE CITIZENS, CORPORATIONS AND OTHER ENTITIES, SUCH AS PARTNERSHIPS, WITHIN THE BOROUGH.

**WHEREAS**, the Council of the Borough of Tarentum has Health, Safety and Welfare for its citizens as a primary concern; and

**WHEREAS**, prior standards for demolition have been adopted by the Borough through Resolution 88-09; and

**WHEREAS**, the Council of the Borough of Tarentum wishes to revise, restate and ordain the provisions and standards for demolition within Tarentum Borough.

**NOW, THEREFORE**, BE IT ORDAINED AND ENACTED by Council of the Borough of Tarentum, and it is hereby ordained and enacted by authority of same that the following general specifications for demolition are hereby adopted as follows:

### 1. SCOPE

The Contractor shall furnish all labor, equipment and material required to expeditiously perform the work of demolition and disposal of materials and debris. Unless specified otherwise, he shall raze the structure or structures to the same grade as that of surrounding ground.

### 2. UTILITIES

The contractor shall be responsible for the protection of all underground utility lines as specified in PA Act 172 of 1986. It will be the responsibility of the Contractor to see that all utilities are turned off, cut off or capped in a manner that is acceptable to the utility authority and/or agency involved. A report shall be filled out identifying the disposition and location of action taken on items including, but not limited to, gas, water, electric, telephone, cable, internet, sewer, storm drain and other similar services.

### 3. MATERIAL TO BE REMOVED FROM SITE

The Contractor shall furnish all labor, materials and equipment required to dismantle and dispose of all combustible material including framing, studding, sash, doors, wood lath, all other wood material including flooring, combustible rubbish, coal, roofing paper, and similar materials. All such material shall become the property of the Contractor and shall be promptly removed from the site. The Contractor shall remove all furniture and household



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equipment including glass, water tanks, plumbing equipment, piping, heating equipment and like items. All such material shall become the property of the Contractor and shall be promptly removed from the site.

### 4. MATERIAL NOT REQUIRED TO BE REMOVED FROM SITE

The Contractor shall furnish all labor and material and equipment required to raze the walls, chimneys, foundation walls above grade, and other incombustible material. All such incombustible building material, such as brickbats, plaster, slate, masonry, concrete, and the like, may be used as backfill for the basement, provided that such material be used as fill in a manner which will prevent voids, hollows or crevices which would constitute a hazardous condition to persons walking over the area. All backfill material must be approved by the Tarentum Borough Code Enforcement Officer prior to backfilling. Such incombustible materials in excess of the amount required to fill the basement excavation to the grade of surrounding ground shall become the property of the Contractor and shall be promptly removed from the site.

### 5. MATERIAL RESERVED FOR OWNER

Any material reserved for the owner shall be disclosed in writing and labeled as "Detailed Specifications – Reserved for Owner". The Contractor shall furnish all labor, material and equipment required to remove material reserved for owner without causing damage to said items. The contractor shall transport and unload at a site designated by owner all such reserved material.

### 6. ADDITIONAL BACKFILL REQUIRED

When the quantity of satisfactory incombustible debris from the razing of a structure is insufficient to fill the basement to surrounding grade, the Contractor shall furnish all labor, material and equipment required to make up such deficiency, unless specifically not required by contract. When several structures are being razed under this specification, any excess of incombustible debris from one site may be used on a site on which a deficiency exists.

### 7. FINAL GRADE OF FILLING FOR OLD BASEMENTS

Unless otherwise specified by contract, the final level of fill will be determined by the surrounding grade elevation. All backfilling shall be completed and approved by borough officials, which includes application of 3" to 4" of clean topsoil, raked smooth and seeding of all areas with a quick germinating grass seed. In no case shall the amount of available incombustible material or topsoil used exceed the amount of backfill required to fill the property to the grade of the surrounding ground elevation.

### 8. ACCEPTABLE METHODS OF DEMOLITION



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When the walls of a structure being razed are at least 40' 0" from the nearest adjoining building or public thoroughfare, certain mechanical methods of demolition such as a steel ball swung from a crane may be used. Otherwise, the walls shall be demolished using hand tools or appropriate machinery.

### 9. SAFETY REQUIREMENTS

- a. When the height of a structure to be razed exceeds 40 feet, or when specifically required in a detailed specification, the Contractor shall provide adequate barricades or other protection in accordance with the requirements of the Tarentum Borough code enforcement officer.
- b. When a partially razed structure is left unattended overnight, over a holiday or weekend, adequate protection barricades and, if necessary, warning lights shall be provided.
- c. When open pits or unfilled basement areas are left due to the demolition operation, they shall be provided with protection.
- d. The operation shall proceed in a safe manner. Any hazards or dangerous conditions shall immediately be corrected. Such protection or correction of dangerous conditions as may be required by Tarentum Borough shall be provided by the Contractor without added cost to the Owner.
- e. When rodent or pest infestation may exist, the contractor shall conduct baiting, trapping or extermination of all rodents or pests prior to commencement of demolition activity.

### 10. PERMITTING

The Contractor shall obtain a demolition permit from Tarentum Borough prior to commencement of any demolition activity. The contractor shall not begin activities until receiving a "Notice to Proceed" from the Borough. Said demolition permit may contain additional requirements beyond those called for under this ordinance.

### 11. LIABILITY

By agreeing to demolish a structure in the Borough, the contractor shall be responsible for all injuries or damages which may occur. Under no circumstances shall the Borough be held responsible for any injuries or damages which occur to third parties as a result of the Contractor's operations upon the premises. The Contractor further agrees to indemnify and



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hold harmless the Borough from any and all claims and/or damages arising by reason of his operations to third parties in the way of injuries and/or property damage.

### 12. BOND

Contractor will be responsible to post a bond in the amount of demolition costs prior to commencement of any demolition activity.

### 13. PENALTIES

It shall be unlawful for any person to violate the provisions of this Ordinance. Any person violating the provisions of this Ordinance shall be guilty of a summary offense and, upon conviction before a Magisterial District Judge having jurisdiction over same, be sentenced of a fine of not less than three hundred dollars (\$300) and, in default of payment thereof, be sentenced to the maximum punishment provided for summary offenses under Pennsylvania Law.

**IN WITNESS WHEREOF**, this Ordinance is duly Ordained and Enacted by the Council of the Borough of Tarentum at a public meeting held this 4th day of May, 2021.

ATTEST:

BOROUGH OF TARENTUM

Michael L. Nestico, Borough Manager

Scott Dadowski, President of Council

EXAMINED AND APPROVED by me this 4th day of May, 2021.

David A. Regoli, Esq., Solicitor

Eric Carter, Mayor