



TOWNSHIP OF CRANFORD BOROUGH OF GARWOOD

STRUCTURAL DEMOLITION REQUIREMENTS



Prior to the issuance of a demolition permit, a permit for water and sewer capping must be applied for, approved, issued, paid for, and final inspection passed.

For water and sewer capping, a completed permit application, including the following shall be submitted:

- ☒ Construction Permit Application Folder
- ☒ Plumbing Subcode Technical Section

For a demolition permit, a completed permit application, including the following shall be submitted:

- ☒ Construction Permit Application Folder
- ☒ Building Subcode Technical Section

The following documentation must be included with the application for a demolition permit:

- ☒ Shut off letter from all utilities effected, including but not limited to:
 - Gas Company (Elizabethtown Gas)
 - Electric Company (PSE&G)
 - Water Company (NJ American Water)
 - Letter from exterminator indicating proper rodent baiting
 - Letter from the owner or agent that all friable asbestos or asbestos-containing material that will become friable during demolition or removal has been abated.
 - Copies of written notices provided to adjoining property owners.

Required inspections:

- ☒ Backfill – prior to placement of fill material
 - Only clean fill can be used and a minimum of 6” of topsoil must cover the surface to be brought back to grade. Compaction of 95% of fill material is recommended to minimize settling. **This inspection is required if the excavation is not be used in the replacement of another structure in the same location**
- ☒ Final – Work completed, job site free of debris, graded and seeded

Permit application for new construction can be submitted prior to completing demolition requirements.

By the authority of the Construction Official, all work sites for the construction of new homes shall be fully secured with a six-foot construction fence, chained and locked closed whenever site is not occupied.