

Planning & Development Department

803-329-5590 / permits@cityofrockhill.com

Physical (By Appointment Only): 155 Johnston Street, Rock Hill, SC 29730

Mailing: PO Box 11706, Rock Hill, SC 29731-1706

www.cityofrockhill.com



DEMOLITION PERMIT APPLICATION – RESIDENTIAL

What about Lead Paint?

If the structure was built before 1978 and will be only partially demolished, the U.S. Environmental Protection Agency's Lead Renovation, Repair and Painting Rule applies, and you must take the [required steps](#) to comply with this regulation. This includes having a firm that has been [certified by the EPA as lead-safe](#) complete the work according to [specified work practices and recordkeeping requirements](#).

Additionally, the EPA recommends the use of [lead-safe practices during demolition activities for whole structures](#).

Please note that South Carolina considers lead-based paint to be that which measured by an XRF device, is 0.7 mg/cm² or above, not the 1.0 mg/cm² and above that is used in federal law and used by most other states.

Compliance with the federal Renovation, Repair and Painting Rule is your responsibility; SCDHEC does not review compliance plans for you.

WHEN TO USE THIS APPLICATION

Use this application to request a permit for the demolition of a single-family residence or duplex located on a single residential lot when the demolition is not part of a future development (commercial, industrial, multi-family or residential subdivision).

For all other situations, use the [commercial demolition permit application](#) instead.

APPLICATION PROCESS

1. **Submit the following in PDF format** through the Online Services website at www.cityofrockhill.com/onlineservices:

- Demolition Permit Application
- Site plan drawn to scale by a person licensed in South Carolina as a professional engineer or landscape architect that shows:
 - Buildings to be demolished and distances to adjacent structures, property lines, and streets
 - Curtains, fencing, or barricades around the construction area, and tree protection for any heritage trees and landscaping elements being retained.
 - Show area of land disturbance and proposed erosion control measures. Include the City's Required Notes for Stormwater Plans, found in our [Stormwater Plans Application Packet](#).
 - Final grading and site restoration stabilization.

- Detailed dust control measures to describe steps that will be taken to minimize the tracking of mud onto paved roadways and the generation of dust. Daily mud/soil removal from pavement may be required.

These documents also may be required depending on the circumstances:

- Traffic control plan if traffic will be affected, including an access plan to neighboring properties if a road is proposed to be closed. If the subject road is owned and maintained by the South Carolina Department of Transportation, that agency must review the road closure request.
 - If the property is located within one of the City's [historic districts](#) and the demolition would remove a structure or affect the exterior appearance of a structure, attach a [Certificate of Appropriateness Application](#) for the Board of Historic Review's consideration.
- 2. We will email you an invoice** for the required fees, which will be paid online. For the below fees, a basement counts as a story. Additionally, the grading permit fee is \$250. It must be paid at this time if the site will be disturbed more than 0.5 acres and the grading permit fee was not already paid during prior plan review steps.
- a. Garage or accessory building subject to building codes: \$25
 - b. One-story residence: \$50
 - c. Two-story or taller residence: \$75

[Fee schedule](#)

Also note that if the plan preparer does not have a City [business license](#), one must be obtained before the plan can be approved.

- 3. City staff will review your plan** and send comments back to the designated contact person on the application within approximately 10 business days. If the plan must be revised, use the [Plan Resubmittal Instructions](#) to guide you in revising your plans.

BEFORE YOU START

1. Contact [South Carolina 811](#) before you dig.
2. The address and permit placard must be posted visibly from the road in an accessible, waterproof enclosure.
3. Approved stamped plans must be onsite for the duration of the project. The City's approval letter or conditional approval letter, a copy of the issued permit, or a copy of the placard that highlights all conditions must be attached to the front of the stamped plan set.
4. Toilet facilities must be available within 300 feet of the job site.
5. Erosion control measures must be in place and maintained throughout construction. For proper application, installation and maintenance of sediment and erosion control measures, please see SCDHEC's [Sediment Control Standards Details](#).
6. The City offers [construction dumpsters](#).

DURING DEMOLITION

1. The contractor must take necessary action to minimize the tracking of mud onto paved roadway from construction areas and the generation of dust. The contractor must remove mud/soil from the pavement daily as may be required.

2. Litter, construction debris, oils and fuels must be prevented from becoming a pollutant source in storm water discharges.
3. Do not store or stockpile demolition debris within a FEMA FIRM or local floodplain area.
4. Start stabilizing the site as soon as practical in areas where work has ceased. Final grades for grassed and landscaped areas require at least 4 to 6 inches of clean topsoil, free of debris and contaminants and preferably of native origin. Silt fences must be removed once the site is stabilized and a 80% of the grass is growing.
5. The contractor must repair all damage to the street, utilities, curb, gutter, sidewalk, etc.
6. The contractor must contact us at 803-448-9747 to coordinate termination or capping of existing water/sewer services.
7. Prior to leaving the site, the contractor must flag the location of the sewer line cap and water meter.
8. Upon completion of demolition, call us at the number above to schedule a final inspection.

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DEMOLITION PERMIT APPLICATION – RESIDENTIAL

Demolition Address: _____ Development Name: _____

Property Owner Name: _____ Phone: _____

Property Owner Address: _____ Email: _____

Contractor Name: _____ Phone: _____ Email: _____

Address: _____ City Business Lic. #: _____

Description of Work: _____

Gross Square Footage of Building(s): _____ Number of stories, including basement: _____

Disturbed Acreage: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Was structure to be demolished built before 1978? Yes No

Valuation of Work: \$ _____ Total cost of project--Include site development, professional design, and all subcontractors

Design Professional Name: _____ Phone: _____ Email: _____

Address: _____ State Lic.#: _____ City Business Lic. #: _____

Deed Restrictions/Restrictive Covenants

Are there any recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested? For example, is there a mandatory architectural review or commercial subdivision association approval required? Yes No

If yes, please describe restrictions: _____

Certification

By signing this application, I certify that I have the authority to make the foregoing application and I am the property owner or an authorized agent for the company performing the work stated above.

Applicant Signature: _____ **Applicant Title:** _____

(Contractor, Property Owner, etc.)