

## DEMOLITION    Building Act 1984 Section 80    NOTES FOR GUIDANCE

1. No person may commence a demolition unless he/she has **given six weeks' notice** to the Council of his/her intention to do so in writing and has received a Notice from the Council as to their requirements in respect of the demolition.
2. The Council has a maximum of six weeks in order to respond to a Demolition Notice.
3. A copy of the Demolition Notice must be sent also to the occupier of any adjacent building(s), Gas Company, Electricity Company and Water Company. You are also advised to ensure that water, gas, telephones and any other services are disconnected.
4. The Demolition Notice should be accompanied by a location plan to a scale of 1-1250 showing the building or part of the building to be demolished outlined in red.
5. **EXEMPT demolitions are:**
  - 5a. *Internal work where the use of the building is continuing. (Building Regulation consent will normally be required for this work)*
  - 5b. *Buildings or parts not exceeding 1750 cubic feet (49m<sup>3</sup>).*
  - 5c. *Agricultural buildings not connected to non-agricultural buildings.*
6. You are reminded that Planning Permission/Listed Buildings/Conservation Area Consent may also be necessary for any demolition.
7. Safe working practices must be observed during the demolition operations and the **Health and Safety Executive must be informed prior to the commencement of any demolition operations.**
8. Adequate fencing must be provided to prevent the access of the public onto demolition sites.
9. Special regulations apply in the case of buildings containing asbestos and other hazardous materials.
10. Burning of materials on site should not be carried out in any urban area and without the consent of the Local Authority.
11. Demolition works should be carried out in a manner to prevent undue dust and noise.
12. A method statement should be submitted with the notice of intention together with the contractors insurance details.
13. Pollution of drainage and watercourses may result in legal proceedings.
14. The Party Wall Act etc Act 1996 requires also that consent for any work is obtained from the owners of any adjoining building and deals with the law relating to boundary walls and party walls.
15. The owners of adjoining buildings are likely to have rights of support and weatherproofing of their building(s).
16. Following the receipt of the Demolition Notice and relevant information the Council may serve the necessary Counter Notice on the Contractor and Building Owner setting out the requirements of the Building Act 1984 and any additional requirements applicable to the site.