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ExpertEnv.com

Demolition in New York State

Facts and Responsibilities



20 YEARS OF EXPERT LOCAL EXPERIENCE

Demolition Experts



Expert Environmental & Construction Group is a certified contractor specializing in environmental remediation and demolition wrecking services for commercial and residential properties. We offer complete demolition and wrecking services, including residential and commercial demolition, house demolition, interior demolition, pool removal demolition, concrete removal, excavating, commercial wrecking, and asbestos/lead paint/mold remediation.

Residential:

- House Demolition & Garage Demolition
- Barn Demolition, Deconstruction & Salvage
- Demolition, Grain Bin Demolition
- Chimney Removal Demolition
- Swimming Pool Removal & Fill-In
- Underground Tank Removal Demolition
- And So Much More!



Commercial:

- Structural Demolition
- Industrial Demolition & Decommissioning
- Interior Selective Demolition
- Boiler Demolition
- Concrete Cutting & Removal Demolition
- Underground Tank Removal Demolition
- And So Much More!

House Demolition

Disposal of demolition debris is a major part of the cost of demolishing a home. Getting a rough estimate of how many roll off dumpsters you'll need for house demolition disposal makes it a lot easier to estimate the overall cost of demolition.

The number of dumpsters required to dispose of house demo debris will depend on the size of your home and the materials used to build it. Here is a rough estimate of how many 40-yard dumpsters it will take to dispose of common-size houses that are stick-built...



How Many Dumpsters Does it Take to Demo a House?

House Size	Amount of Debris	# of 40-yard Dumpsters
1,000 sq. ft.	135 cubic yards	3.5
2,000 sq. ft.	270 cubic yards	6.75
3,000 sq. ft.	405 cubic yards	10.5

Factors that can impact the number of dumpsters include whether the home was built with a wood exterior or brick, on a concrete slab or a basement.

Calculating the cubic yards of demolition debris is simple and involves converting the cubic footage of the structure to cubic yards while also accounting for the air space in the building (0.33). For our 2,000 sq. ft. house example, let's assume our home is 2 stories and the dimensions are 40 ft. x 25 ft.

The formula and calculation are: C&D debris, including wood, siding, roofing, drywall, etc.

- $(\text{Length (ft)} \times \text{Width (ft)} \times \text{Height (ft)} \times 0.33) \div 27 = \text{cubic yards of demolition debris}$
- $(40 \text{ ft L} \times 25 \text{ ft W} \times 20 \text{ ft H} \times 0.33) \div 27 = 244.4 \text{ cubic yards of debris}$

To get the number of dumpsters needed for this portion of the debris, we divide our roughly 245 cubic yards of debris by the cubic yard capacity of the dumpster.

- $245 \text{ cubic yards of debris} / 30 \text{ cubic yard dumpster} = 8 \text{ dumpsters}$
- $245 \text{ cubic yards of debris} / 40 \text{ cubic yard dumpster} = 6 \text{ dumpsters}$

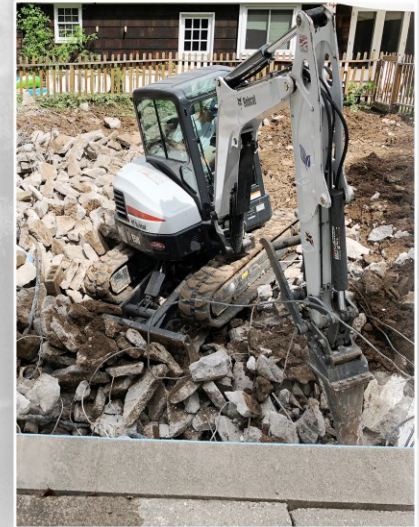


Pool Removal & Pool Demolition

Pool removal typically involves draining the pool, drilling holes in the bottom, demolishing the top, and filling the pool with the rubble and additional dirt soil. However, above ground pool removal is less complicated, involving just draining the pool, tearing it down, and hauling it away.

Removing your pool has many benefits.

- You save time and money on swimming pool maintenance.
- If you sell your house, it may increase the number of potential buyers and make your home easier to sell.
- You no longer have the additional hazards and liabilities that come with pool ownership.
- You have more yard space for other activities or landscaping opportunities.
- If you have young children, removing your pool eliminates any potential safety hazards associated with pool ownership.



1. Partial Pool Removal or Pool Fill-in Method *How it works:* Partly removing and filling in a pool is the most common form of pool demolition. It involves draining the pool, punching holes into the bottom, demolishing the top layer of the pool (18" - 36"), placing the rubble in the bottom of the pool, filling in the pool with additional dirt and topsoil, and compacting the soil. Unless your city requires it, the partial fill in can be done without the oversight of an engineer technician. *Advantages:* This type of inground pool removal is often the most affordable option, and is also the fastest to complete (typically 2-5 days).

2. Partial Pool Removal or Pool Fill-in with Engineered Backfill *How it works:* This partial removal method also involves draining the pool, punching holes into the bottom, demolishing the top layer of the pool (18" - 36"), placing the rubble in the bottom of the pool, and then backfilling and compacting. However, the fill-in of the pool is done under the supervision of an engineer technician. *Note:* This method is typically only used when the city requires it, but if you're not confident in your contractor's skill, this may be a good route to take. *Advantages:* This method is also a fast, affordable option, and has the added benefit of knowing the area has been properly compacted. *Disadvantages:* This will be something you have to disclose to future buyers of the property, and it could affect the value of your home. If this method isn't performed properly, there is an increased risk of sinkage, swelling, or lack of proper seepage. A majority of cities consider the area of the former pool to be non-buildable, meaning no additions or dwellings can exist there. However, the area is still suitable for sheds, concrete, landscaping, trees, etc.

3. Full Pool Removal with Non-Engineered Backfill *How it works:* The pool is drained, and all materials (e.g. concrete/gunite, fiberglass, liner, re-bar, etc.) are removed and hauled away. The area is then filled and compacted without the supervision of an engineer. *Advantages:* Although you will have to disclose that you fully removed a pool that was once on the property, it should have little to no impact on your home's value. With no concrete buried in the old pool, the risk of sink age and seepage is greatly reduced, even eliminated. *Disadvantages:* A majority of cities consider the area of the former pool to be non-buildable, meaning no additions or dwellings can exist there. However, the area is still suitable for sheds, concrete, landscaping, trees, etc. This option is more expensive than partial removal.

4. Full Pool Removal with Engineered Backfill *How it works:* The pool is drained, and all materials (e.g. concrete/Gunite, fiberglass, liner, re-bar, etc.) are removed and hauled away. The area is then filled and compacted under the supervision of an engineer who performs density testing and submits a final engineer review declaring the area "buildable." *Advantages:* This is the best method for maintaining your home's value. In the eyes of real estate and builders, it's as if the pool was never there. *Disadvantages:* This is the most expensive option.



Pre-Demolition Check List

- ☐ 1. **APPLY FOR A PERMIT** - Visit with your local code official to determine what is necessary and applicable to obtain a demolition permit. Every town, city or village has a different set of requirements, it is important to obtain the exact specifications you are required to abide by the code enforcement officer.
- ☐ 2. **ENVIRONMENTAL TESTING** - New York State requires pre-demolition environmental testing on all structures regardless of their age. Applicable agencies (NYSDOL, NYSDEC, USEPA and NYSDOT) will have different requirements for the process, please consult with a certified environmental consultant. Environmental testing for such things as Asbestos, Lead Paint, Fuel Tanks, PCBs, Mercury, and many other chemicals should be a part of the evaluation by your environmental consultant.
- ☐ 3. **UTILITY DISCONNECTS** - Contact all of your utility providers and explain to them that you are removing the property and need to disconnect all services related to the location. It will be helpful to have all of your account numbers, meter numbers, and utility bills available at the time of contacting the utility companies. Your contact list may include: telephone, cable, gas, electric, satellite tv, propane, fuel oil, well, pet fence, sewer, water and anything else you feel applicable.
- ☐ 4. **DIG SAFE TICKET** - Your certified contractor will be responsible for obtaining a NYS 811 Dig Safe Ticket to notify all utility companies in and surrounding the property to be demolished. A required notification and site meeting will take place prior to approval by all utility companies.
- ☐ 5. **UTILITY TERMINATIONS** - Depending upon the provider, each company will either perform the terminations themselves or require you and your contractor to perform the termination. For example, the gas company will disconnect, collect the meter and terminate cap at the road curb box, but the sewer company may require you and your contractor to terminate/cap at the foundation. It's important to discuss these options with each utility and your contractor.
- ☐ 6. **OTHER REQUIREMENTS** - As stated prior, each town, city or village may have a specific set of requirements. That's why it is very important for you to discuss everything with your local code enforcement officer. Some other requirements to consider that may be applicable in your situation: historical site preservation, rodent control, dust control, site security, neighboring properties, redevelopment, backfill, soil, grading, drainage, etc.

Barn Demolition

Demolishing a barn is extremely straightforward. The barn is torn down using heavy equipment, like an excavator or bulldozer, until there's nothing left standing. From there, the debris is loaded into a dumpster and hauled off the property. If you wish to salvage any materials or have someone interested in buying the remaining salvage, we can work directly with you to set aside the requested material. Often with barns, the most valuable salvage is the main structural beams. Keep in mind what damages have occurred or may occur to the salvage during the demolition process. Be sure to call us for a free evaluation of your barn demolition to ensure a complete and satisfied process.

Many people don't realize that demolition isn't the only option when it comes to getting rid of an unwanted barn. Demolition is most definitely the most common option, but deconstruction is a close second. Deconstruction is like reverse construction. Rather than bulldozing the whole barn down, it is carefully dismantled piece by piece with the intention of salvaging as much wood as possible. Because deconstruction is done by hand rather than heavy equipment, the process is more labor-intensive than demolition. This means that deconstruction takes longer and tends to be costlier than demolition. However, that extra time and money can pay off. If you intend to sell the salvaged barn wood, the money made could offset the cost of deconstruction. So, under the right circumstances, you could essentially have your barn removed for little to no cost, while keeping material out of our landfills and wreaking havoc on our environment.

