

Neighborhood Initiative Program
Frequently Asked Questions

8/31/15



Are there any specific credentials or licensing requirements for demolition contractors? No, the SC Department of Labor Licensing and Regulation's Contractor Licensing Board does not require a license for demolition work. Since demolition work is considered to be unregulated, a demolition contractor's capacity and experience should be evaluated closely before awarding a contract.

Does a general contractor need to be hired for the demolition work? Not necessarily. The Department of LLR does not issue licenses to perform demolition work, it is considered unregulated. When selecting a demolition contractor you need to look closely at their experience and capacity. Do they have the right equipment? How many demolitions have they previously completed? Do they do demolition on a regular basis? Is demolition something they specialize in?

What kind of licenses need to be submitted with the procurement documentation for professional services? The type of license that needs to be submitted depends on what type of service will be performed. For example, if you procured a realtor to assist you with acquiring properties a copy of their realtor's license is sufficient. If you are procuring for asbestos testing, a copy of their license to perform asbestos testing issued by DHEC is sufficient. Certain services do not require a trade specific license, and in those situations a copy of the business license is acceptable.

Can asbestos abatement and demolition be performed by the same contractor/company? Yes, as long as the contractor or business is licensed by DHEC to perform asbestos remediation and they have the experience and capacity to perform demolition work. If regulated work such as asbestos remediation will be required, the Partner can either procure for this service separately, or the selected demolition contractor can hire a qualified sub-contractor to perform the asbestos remediation work.

Should we require that the demolition contractor remove footings or is it acceptable to have them filled in? You should require the demolition contractor remove all footings and components of the foundation. If footings or other components are not removed during demolition they will have to be removed later on when the property is redeveloped.

How long does it take to go through a "Quiet Title" action? This process typically takes 3 to 6 months but may take longer. Factors, such the number of people that need to be notified, where they are located, and whether or not the action is contested will determine how long it takes to

receive a quieted title. Due to the program's time limitations it is recommended that this process is initiated quickly to ensure there is enough time to complete the process.

If the debarment search results on SAM.gov say "no search results found" do I still need to print it out and send it in with the NIP-8 Debarment Certification Form? Yes, this provides documentation that SAM.gov was checked to verify the contactors status prior to signing the contract.

When does the contractor need to sign the NIP-8 Debarment Certification Form? The NIP-8 Debarment Certification Form should be signed by the contractor prior to signing the contract. The NIP-8 Debarment Certification Form should be provided to the contractor with the bid package or request for quotes and returned as part of their proposal along with documentation of insurance and a copy of the appropriate license.