

**NOTES**

**A.** NO PERSON SHALL DEMOLISH ANY BUILDING OR STRUCTURE WITHOUT FIRST SECURING A PERMIT FROM THE CITY BUILDING INSPECTOR. A PERMIT FEE WILL BE REQUIRED OF EACH APPLICANT (SEE BUILDING INSPECTOR FOR FEE AMOUNT).

**B.** AS A CONDITION OF RECEIVING A DEMOLITION PERMIT, THE OWNER, AGENT OR PERSON IN CONTROL OF A BUILDING OR STRUCTURE TO BE DEMOLISHED SHALL NOTIFY, IN WRITING, THE APPROPRIATE UTILITIES OR PUBLIC AUTHORITIES SERVING THE BUILDING OR STRUCTURE REGARDING THE PERSON'S INTENTIONS TO DEMOLISH THE BUILDING OR STRUCTURE. SUCH NOTICE SHALL INCLUDE A REQUEST THAT THE UTILITIES BE DISCONNECTED WITHIN SEVEN DAYS. THE OWNER, AGENT OR PERSON IN CONTROL OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED, OR THE UTILITY COMPANY, SHALL PROVIDE EVIDENCE TO THE CITY THAT THE UTILITIES HAVE BEEN DISCONNECTED. THE PERMIT WILL NOT BE ISSUED UNTIL ALL PROPER VERIFICATION HAS BEEN RECEIVED. PROOF OF VERIFICATION THAT SERVICES HAVE BEEN DISCONNECTED CAN BE FOUND ON THE APPLICATION FOR A DEMOLITION PERMIT.

**C.** PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, THE OWNER, AGENT OR PERSON WITH CONTROL OF THE PROPERTY SUBJECT TO DEMOLITION SHALL POST WITH THE CITY A PERFORMANCE BOND, CASH DEPOSIT OR OTHER SURETY APPROVED BY THE PUBLIC WORKS DIRECTOR TO ASSURE THE CITY THAT THE DEMOLITION WORK WILL PROCEED AS PERMITTED. THE VALUE OF THE SURETY SHALL NOT EXCEED THE COST ASSOCIATED WITH THE DEMOLITION AND SITE RESTORATION. THE TERMS OF THE SURETY SHALL PROVIDE THAT THE CITY MAY RETAIN OR CLAIM THE SURETY PROCEEDS IF THE PERMIT HOLDER FAILS TO PERFORM THE DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PERMIT GRANTED. THE VALUE OF THE SURETY MAY BE REDUCED DURING THE COURSE OF THE DEMOLITION WORK, AT THE SOLE DISCRETION OF THE CITY ADMINISTRATOR, IF, IN THE ESTIMATION OF THE CITY ADMINISTRATOR, SUFFICIENT SURETY REMAINS TO ASSURE COMPLETION OF THE DEMOLITION AND SITE RESTORATION ACTIVITY.

**D.** DURING THE COURSE OF THE DEMOLITION ACTIVITY, THE OWNER, AGENT OR PERSON IN CONTROL OF THE PROPERTY SUBJECT TO THE DEMOLITION SHALL TAKE STEPS TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE PROPOSED STEPS SHALL BE IN COMPLIANCE WITHIN GENERALLY ACCEPTED BUILDING INDUSTRY SAFETY PRACTICES AS MAY BE REFLECTED IN BUILDING CODES APPLICABLE IN THE STATE OF OHIO AND IN STANDARDS OF THE CITY FOR CONSTRUCTION SITE SAFETY MEASURES.

**E.** FOLLOWING THE COMPLETION OF DEMOLITION WORK, THE OWNER, AGENT OR PERSON IN CONTROL OF THE PROPERTY SUBJECT TO THE DEMOLITION ACTIVITY SHALL PROVIDE FOR THE RESTORATION OF THE SITE SO AS TO ADDRESS SAFETY AND NUISANCE CONCERNs.

(1) ALL SUCH SITES SHALL BE BROUGHT TO A LEVEL OR OTHER GRADE DETERMINED TO BE APPROPRIATE BY THE BUILDING INSPECTOR.

(2) ALL SURFACE IRREGULARITIES, WELLS, SEPTIC TANKS, BASEMENTS, CELLARS, SIDEWALKS, VAULTS, OR COAL CHUTES REMAINING AFTER DEMOLITION SHALL BE FILLED WITH COMPACTABLE MATERIALS CONSISTENT WITH CITY STANDARDS.

(3) THE PARTY SECURING THE DEMOLITION PERMIT SHALL PROVIDE FOR THE DISPOSAL OF THE DEBRIS ASSOCIATED WITH THE DEMOLITION AND/OR REHABILITATION WORK. THE DEBRIS MUST BE PLACED IN AN APPROPRIATE CONTAINER FOR REMOVAL BY A PRIVATE CONTRACTOR, OR ANOTHER ARRANGEMENT SHALL BE MADE FOR THE DISPOSAL OF THE DEBRIS ON AT LEAST A WEEKLY BASIS. NO PROPERTY OWNER OR PERMIT HOLDER SHALL PERMIT THE NON-CONTAINERIZED ACCUMULATION OF DEMOLITION DEBRIS ON ANY PROPERTY IN THE CITY FOR A PERIOD IN EXCESS OF SEVEN CALENDAR DAYS. ALL DEBRIS AND MATERIAL ASSOCIATED WITH THE DEMOLITION WORK MUST BE REMOVED FROM THE PROPERTY.

(4) WHEN ONE (1), TWO (2), THREE (3), FROM ABOVE ARE COMPLETED, THE BUILDING INSPECTOR SHALL CHECK FOR ALL WORK AT WHICH TIME THE SURETY BOND WILL BE RELEASED.

(5) ALL SANITARY SEWER LEADS THAT SERVED TEH SUBJECT DEMOLISHED BUILDING SHALL HAVE INSPECTION CLEANOUTS WITH PVC PLUGS PROPERLY INSTALLED AND INSPECTED AT THE PROPERTY LINE OF THE PROPERTY. FEFER TO CITY STANDARDS 900-9 FOR CLEANOUT DETAILS.

(6) AS SOON AS WEATHER PERMITS, THE SITE SHALL BE PREPARED (INCLUDING THE APPLICATION OF TOPSOIL IF NECESSARY TO ENSURE GROWTH), AND SOD, GRASS SEED OR OTHER GROUND COVER MATERIAL SHALL BE INSTALLED TO ADDRESS SOIL EROSION CONTROL. THE CITY MAY REQUIRE THAT STRAW OR MULCH MATERIAL BE PLACED ON THE SITE THAT IS SEEDED TO PREVENT EROSION AND ENHANCE THE LIKELIHOOD OF SUCCESSFUL GROWTH.

**F.** THE PARTY RECEIVING THE DEMOLITION PERMIT MUST COMPLETE THE DEMOLITION ACTIVITY WITHIN THIRTY CALENDAR DAYS FROM THE RECEIPT OF THE PERMIT. THE TIME LIMIT MAY BE EXTENDED AT THE DISCRETION OF THE BUILDING INSPECTOR. THE PETITIONER MUST PROVIDE EVIDENCE TO SHOW THAT EXTENUATING CIRCUMSTANCES PROHIBITED THE COMPLETION OF THE DEMOLITION WORK IN THE THIRTY-DAY TIME PERIOD.

**G.** PEDESTRIAN PROTECTION SHALL BE PROVIDED FOR ALL DEMOLITION ACTIVITY.

ENTIRE DEMOLITION SITE MUST BE SECURED FROM THE GENERAL PUBLIC FOR SAFETY REASONS.



CITY OF  
SIDNEY

## DEMOLITION PERMIT REGULATIONS

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