

Chapter 15.16

DEMOLITION

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15.16.010 Demolition permit required.

All persons who demolish or cause to be demolished any structure or part of a structure within the municipality shall apply for and obtain a demolition permit from the building inspector prior to undertaking any steps to demolish the structure. (Ord. dated 5/11/95 (part): prior code § 14.015(10)(1))

15.16.020 Permit application.

An application for permit to demolish all or part of a building shall include the following information:

A. The name and address of the owner of the building on date of application and, if different, on date of demolition;

B. The name address and telephone number of the contractor(s) performing the demolition work;

C. The date upon which demolition is to commence;

D. The date by which demolition shall be complete;

E. A list of all hazardous waste and hazardous and toxic substances (as defined in WAC NR 700.03(25) and 700.03(26)) contained in the building, a statement as to whether the building contains asbestos (as defined by Section 140.04(1)(a), Wis. Stats), and a detailed description of the method to be used in removing, transporting and

disposing of any hazardous waste, hazardous and toxic substances, and asbestos;

F. A detailed description of how and where the waste materials resulting from the demolition will be transported and disposed of (including the description of the route to be used by trucks in hauling the waste);

G. A description of the method of demolition to be used; and

H. A description in detail of all methods to be used to prevent water runoff and soil erosion from the site to neighboring properties and to prevent releasing unreasonable amounts of dust from the site.

Along with the application for permit for demolition, the applicant shall present a release from all utilities serving the property, stating that their respective service connections and appurtenant equipment such as meters and regulators have been removed or sealed and plugged in a safe manner. (Editorially amended during 2001 codification; Ord. dated 5/11/95 (part): prior code §14.015(10)(2))

15.16.030 Demolition.

The demolition shall be conducted in a manner that is safe and that does not adversely affect the environment. (Ord. dated 5/11/95 (part): prior code § 14.015(10)(3))

15.16.040 Clearing and leveling the site.

A. The site of any demolition shall be properly cleared of debris, rubbish and pavement and shall be properly graded and leveled to conform with the adjoining grade of the neighboring property; and when so grade and leveled the site shall be seeded, sodded or treated in some other manner acceptable to the building inspector so as to prevent blowing dust, dirt, or sand. Excavations remaining after demolition shall be filled, graded and leveled off, not later

than thirty (30) consecutive days after demolition is completed.

B. Excavations from demolished buildings or structures shall not be filled with any materials subject to deteriorations. The building inspector upon notification by the permit holder, the owner or his agent in writing and upon forms provided by the building inspector for that purpose, shall within seventy-two (72) hours inspect each excavation, or part thereof, before filling any excavation.

It is unlawful to fill any such excavation without inspection and approval of the building inspector. Voids in filled excavations shall not be permitted. In the event of the unavailability of the building inspector to conduct an inspection within the seventy-two (72) hours after written notice; the permit holders, owner or his agent may retain the services of a certified, qualified municipal inspection service to obtain an opinion that approves filling of the excavation. The opinion shall be deemed a sufficient approval by the municipality provided that a written copy of the opinion is delivered to the clerk at least forty-eight (48) hours before filling of the excavation commences. (Ord. dated 5/11/95 (part): prior code § 14.015(10)(4))

15.16.050 Removal and disposal.

Removal, transportation and disposal of all hazardous waste, hazardous and toxic substances, an asbestos shall be conducted in compliance with all applicable state, federal and local statues, ordinances and regulations. The permit holder shall give the building inspector seventy-two (72) hours written notice prior to any removal, transportation or disposal of hazardous waste, hazardous and toxic substances, and asbestos. (Ord. dated 5/11/95 (part): prior code § 14.015(10)(5))

15.16.060 Permit fees.

Application for a demolition permit shall be accompanied by the required fee. (Editorially amended during 2001 codification: Ord. dated 5/11/95 (part): prior code § 14.015(10)(6))

15.16.070 Violation--Penalty.

Any person, firm or association who violates this chapter shall be subject to the penalty set forth in Chapter 1.20 of this code. (Editorially amended during 2001 codification: Ord. dated 5/11/95 (part): prior code § 14.015(10)(7))