

Demolition Approval Application

§ 150.601 PERMIT REQUIRED

(A) No person shall demolish any building or structure or facility over 600 square feet in size and connected to utilities, without securing a permit in advance from the Village Administrator's Office.

§ 150.602 DISCONNECTION OF UTILITIES

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. The owner, agent or person in control of the building or structure to be demolished, or the utility company, shall provide evidence to the Village that the utilities have been discontinued. The permit will not be issued until all proper verification has been received. Proof of verification that services have been discontinued may be evidenced on the application for a demolition permit.

§ 150.603 BOND OR OTHER SURETY REQUIRED

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 Village a minimum of \$5,000.00 performance bond, cash deposit, or other surety approved by the Village Administrator to assure the Village that the demolition work will proceed as permitted. The terms of the surety shall provide that the Village may retain or claim the surety proceeds if the permit holder fails to perform the demolition activities in accordance with the permit granted. In the event that the planned demolition is of such a size or scope that the \$5,000.00 bond, deposit or surety will be insufficient to assure completion for the demolition and site restoration activity, the Village Administrator may request a larger value performance bond, cash deposit, or other surety to assure the Village that the demolition work will proceed as permitted, such larger value to be set on a case-by-case basis, upon majority vote of Council. In any event, the value of the surety shall not exceed the cost associated with the demolition and site restoration.

§ 150.604 SITE CONDITIONS

(A) 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 including dust and hazardous material, as governed by Ohio Administrative Code. The proposed

steps shall be in compliance with generally accepted building industry safety practices as may be reflected in building codes applicable in the Village and State of Ohio.

- (B) Following the completion of demolition work, the owner, agent or person in control of the property or facility (industrial, commercial, public, and institutional) subject to the demolition activity shall provide for the restoration of the site so as to address safety and nuisance concerns. All such sites shall be brought to a level or other grade determined to be appropriate by the Village Administrator or designee.
- (C) All surface irregularities, wells, septic tanks, basements, cellars, sidewalks, vaults or coal chutes must be completely removed and the hole shall be filled with environmentally clean compactable materials approved by the Village Administrator or designee.
- (D) The party securing the demolition permit shall provide for the disposal of the debris associated with the demolition and/or rehabilitation work including dust control during demolition. The debris must be placed in an appropriate container for removal by a private contractor, or another approved 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 Village for a period in excess of seven calendar days. All debris and material associated with the demolition work must be removed from the property.
- (E) All sanitary sewer leads that served the subject demolished building or structure must be removed or grouted solid from structure to property line and must be capped at the property line, or as may be required by the Village Administrator or designee. Applicants securing the demolition permit who choose to permanently terminate the water and/or sanitary sewer service must follow the guidelines of the Village of Swanton Abandonment Procedures.
- (F) As soon as weather permits, the site shall be restored (including the application of topsoil if necessary to ensure growth). Sod, grass seed or other ground cover material shall be installed to address soil erosion control. The Village Administrator or designee 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.

§ 150.605 PERMITTED HOURS OF DEMOLITION

Demolition activity shall be permitted between the hours of 7:30 a.m. and 7:30 p.m. Monday through Saturday only. Noise generating from demolition activity shall be in compliance with the Village of Swanton Noise Ordinance.

§ 150.606 REQUIRED NOTIFICATION OF NEIGHBORING PROPERTIES

Applicants who receive a demolition permit shall provide two (2) business days advance written notification to all abutting property owners and residents prior to commencement of demolition.

§ 150.607 TIME LIMIT FOR PERMIT

The party receiving the demolition permit must complete the demolition activity, including site restoration, within thirty (30) calendar days from the receipt of the permit. The time limit may be extended at the discretion of the Village Administrator. The petitioner must provide evidence to show that extenuating circumstances prohibited the completion of the demolition work in the 30-day time period.

Demolition Permit Will Not Be Issued Until Disconnection of Utilities
Documentation Must be Attached to the Application. Please see § 150.602 listed above

Type of Application: (Please check one box for each category type)

Property Type

Commercial

Residential

Demolition Type

Partial

Total

Estimated date for start of demolition: _____

Location of Property

Address: _____ Zoning District: _____

Parcel Number: _____ County: _____

Property Owner: _____ Current Use: _____

Structural Information

Total Square footage: _____ feet Estimated cost of demolition: \$ _____

Building materials: _____

Foundation type: _____

Number of stories: _____ Basement: Yes No

Is there a detached accessory building (garage, shed, etc.) to be demolished on this property?

Yes No If yes, square footage of accessory building: _____ feet

Property Owner:

Name: _____

Address: _____

Phone: _____

Email: _____

Contractor:

Name: _____

Address: _____

Phone: _____

Email: _____

I certify that I am the owner of the above property and that the above statements are true.

Signature of Owner

Date

I certify that I am the authorized by the owner of the above property to submit this application, that the above statements are true, and that contractors listed above will perform the work.

Signature of Applicant/Contractor

Date

FEES

Twenty-Five and No/100 Dollars (\$25), plus Five and No/100 Dollars per One Thousand Square Feet (\$5/1,000 s.f.), with a maximum permit fee of one hundred and No/100 Dollars (\$100.00).

Total Square footage: _____ feet

Total Fees: _____

*** Please see below for information related to the use of a fire hydrant meter (if applicable)

§ 52.12 FIRE HYDRANT METER DEPOSIT CHARGES.

Use of any village owned fire hydrant meter for connection to any village owned fire hydrant will be evaluated on a case by case basis by Village Council. Any approved use will include a deposit, user fee, and backflow prevention device. Further, for any approved use, the Superintendent of Water Purification will ensure all EPA standards and regulations are met.

TO BE COMPLETED BY OFFICE

Date application received:

Utilities Shut Off Documentation

Bond Information Submitted

Approved

Denied

Village Administrator

Date