

To: Ordinance Review Committee  
From: Mark Eyerman  
Subject: Demolition Permits  
Date: April 22, 2021

Here are some initial ideas for requiring a permit for the demolition of a structure:

1. Section 4 of the Land Use Ordinance lists the activities for which a permit is required. The City could amend this section to add a requirement for a permit whenever a structure is demolished. We may want to put some parameters on this so that a demolition permit is not required for tearing down a shed or something like that. We may also want to cover partial demolitions. Here is a first cut at some language to create a permit requirement:

Amend Section 4.1 Permit Requirements to add a new section 4.1.15 to read:

4.1.15 The demolition of any structure that is connected to electric or natural gas service or has provisions for water supply or sewage disposal or that has a footprint of more than one hundred twenty (120) square feet including the demolition of a portion of an existing structure that is not subject to another permit requirement.

2. We should also consider if the City wants to provide some basic performance standards for demolition projects so the CEO has some basis for regulating demolitions. Here are some ideas for the types of things that might be addressed in performance standards but this is just to start the discussion. WE could propose adding these types of standards as a new section 10.30 in the Special Activity Performance Standards.
  - a. Require documentation that any electrical service has been disconnected.
  - b. Require documentation that any connection to the public water system has been disconnected.
  - c. Require documentation that any connection to a natural gas system has been disconnected and capped if necessary.
  - d. Require documentation that any connection to the public sewer system or to a private subsurface waste disposal system has been disconnected and capped.
  - e. Require documentation that any existing subsurface waste disposal system that will not be reuse will either be removed or pumped out.

- f. Require a written plan for the demolition of any portion of a structure that is within a distance equal to the height of the structure of a street, sidewalk or property line.
- g. Require that any cellar hole or foundation or other depression be filled with inert material including inert demolition debris.
- h. Require that all hazardous material including asbestos, lead paint, and asphalt shingles and roofing material be removed prior to demolition and disposed of off-site in accordance with state and federal regulations.
- i. Require arrangements for traffic and pedestrian control approved by the Chief of Police if the demolition will require any public sidewalk or street to be closed or use restricted.
- j. Require provisions for dust control.