

## CHAPTER 156 DEMOLITION OF STRUCTURES

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### 156.01 DEFINITIONS

“BUILDING INSPECTOR” Any person authorized to enforce building regulations in the city.

“DEMOLITION” Demolishing, razing, or altering a structure in order to remove it from its present location

“STRUCTURE” Any shelter classified as real estate by the Highland County Auditor’s records, whether habitable or not.

(Ord. 1984-44, passed 2/4/85)

### 156.02 PERMIT REQUIRED; FEE

Any person desiring to demolish, raze, or alter a structure, other than in situations governed by other provisions of this title, shall first obtain a permit from the Building Inspector for which he shall pay a fee

of \$50.00 to be deposited into the city general fund.

(Ord. 1984-44, passed 2/4/85) Penalty, see 156.99

### 156.03 REQUIREMENTS OF PERMIT; BOND; INSURANCE.

(A) An applicant for a permit under this chapter shall first submit a good and sufficient bond, secured by either a reputable surety or property, in an amount not to exceed double the reasonable cost of clearing the land of all debris and sealing all utilities where the demolition is to take place. The Building Inspector shall determine the amount of the bond. The bond shall be used to cover the cost incurred by the city in completing any demolition begun in the event the permit holder does not comply with the provisions of this chapter.

(B) The Inspector may also require the applicant to provide proof of liability insurance coverage which covers injury or damage likely to arise out of the demolition.

### 156.04 DUTIES OF PERMIT HOLDER

Each permit holder under this chapter shall insure that:

(A) All work is done safely and in accordance with any special requirements set forth by the Building Inspector

(B) All utilities are properly disconnected and sealed, where appropriate, and the appropriate utility provider is given sufficient notice and opportunity to inspect the work done regarding that utility service;

(C) All final and disconnected utility bills are paid;

(D) No explosive devices are used;

(E) No sidewalks or streets are obstructed without prior approval of the Safety-Service Director;

(F) No damage to adjacent property occurs;

(G) No debris remains on the demolition site beyond 120 days after the beginning of the work without prior approval of Council;

(H) All applicable zoning laws are complied with;

(I) The demolition site is restored to normal grade, unless construction at that site commences within a reasonable time; and

(J) Any blockage of a sidewalk or street which exceeds 48 hours must receive prior approval of Council.

(Ord. 1984-44, passed 2/4/85)

#### 156.05 SCOPE

Nothing in this chapter shall be construed so as to negate or excuse any other requirement under the City Code of Ordinances.

(Ord. 1984-44, passed 2/4/85)

#### 156.99 PENALTY.

Whoever violates any provision of this chapter shall be guilty of a misdemeanor and fined not more than \$250. or imprisoned not more than 30 days, or both. For purposes of this section, the owner or general contractor or both shall be held accountable for compliance hereunder.

(Ord. 1984-44, passed 2/4/85)