



Demolition Permit Application Package

Demolition Permit Procedures

It shall be unlawful to wreck or demolish any building or structure in the town without first securing a permit therefore. (Ord. 97-001, passed 1-6-1997)

Application

An application for a permit to wreck or demolish any building or structure in the town shall be made in writing to the Zoning Administrator, the Fire Marshal, to any utility company serving the premises, and to the owners or agents of adjoining premises. The application shall give the location of the building or structure, the specific location of all utility connections, the date when wrecking or demolition is to commence and the approximate time which such wrecking or demolition shall occur.

The Zoning Administrator will review the application and grant or deny the permit within seven business days. The Town will notify you when the permit is granted. The permit is valid for 60 days. If the application is denied, it will be returned to you with the reasons for denial along with your application fee.

Submittal Information Required

The following information must be provided as elements of the Demolition Permit Application:

Site Location Map

A site location map showing the subject property and the general features of property within 500 feet of the subject property. Show the existing buildings on the property in relation to the property lines.

Demolition Plan

Attach a plan giving the location of the building or structure, the specific location of all utility connections, the date when wrecking or demolition is to commence, and the date of completion. Also include what measures will be taken for dust control, noise control and safety warning signage. Dust control provisions for any demolition will be presented with the original application for a demolition permit and be subject to the approval of the Building Commissioner.

Deposit

Before a permit is issued, the applicant shall submit a performance bond, certified check, cashier's check, or money order to be held in escrow by the Zoning Administrator to insure that the property is in a proper and safe condition after such wrecking or demolition. The performance bond or deposit amount so required shall be in the following sum:

- For buildings not exceeding a total of 3,000 square feet, **\$1,000**.
- For buildings not exceeding a total of 10,000 square feet, **\$1,500**.
- For buildings not exceeding a total of 20,000 square feet, **\$2,000**.
- For buildings not exceeding a total of 50,000 square feet, **\$3,000**.
- For buildings not exceeding a total of 100,000 square feet, **\$4,000**.
- For buildings exceeding a total of 100,000 square feet, **\$4,000 plus an additional One Thousand Dollars (\$1,000) for each additional 10,000 square feet.**

Permit Fee

- Wrecking frame or masonry building less than 3,000 SF **(\$50.00)**
- Wrecking frame or masonry building 3,001 to 10,000 SF **(\$60.00)**
- Wrecking frame or masonry building 10,001 to 20,000 SF **(\$70.00)**
- Wrecking frame or masonry building 20,001 to 50,000 SF **(\$80.00)**
- Wrecking frame or masonry building 50,001 to 100,000 SF **(\$90.00)**
- Wrecking frame or masonry building in excess of 100,000 SF **(\$100.00)**

The following items are the responsibility of the contractor:

Contractor is to provide the Zoning Administrator a Certificate of Insurance specifically covering the demolition work. (See Sec. 150.68 from Building Code)

Duties Required

All work of such wrecking or demolition shall be performed in a good and workmanlike manner and with the least amount of noise possible. Care shall be taken to protect adjoining or neighboring structures with adequate shoring and whatever other measures are required to protect such structures. Signs stating "wrecking and demolition work in progress - no trespassing" shall be erected on each side of a building or structure that faces a public street or alley. Adequate protection shall be provided to prevent injury to any town or public utility appurtenances. It shall be the duty of all persons working on or responsible for such wrecking or demolition to assure that children are warned away from such premises, and are not permitted to play in, on, or to frequent such structures.

During the demolition of any structure, all reasonable dust control efforts will be undertaken. The dust control efforts will include without limitation the use of sufficient water to wet the building or portion of the building being demolished to keep dust from the demolition to a minimum.

Inspections

Daily Inspections

The Building Inspector shall supervise such wrecking or demolition and shall inspect such premises at least once daily during such wrecking or demolition operations.

The following inspections are required:

1) Application

Before any such permit shall be approved, the Building Inspector shall inspect the premises where the wrecking and demolition work is to take place and ascertain that provision for proper care has been made so as not to endanger any sewer or water connections with the town sewer and water systems, or any electrical wires or installations.

2) Utility inspection before backfilling water & sewer lines plugged

Inspection required BEFORE you backfill!! There is a 72 hour notice required for site inspection.

Inspection is to check that water and sewer lines are properly plugged **before** you backfill.

3) Final - when project is completed

Inspection required for Final Inspection!! There is a 72 hour notice required for inspection.

Call to notify the Building Inspector when the project is complete. The Building Inspector will then visit your property to make a final inspection. If everything meets code, you will receive a notice, signifying that the project is complete and thus closing out the demolition permit.

Lizton Building Inspector:
TRIAD ASSOCIATES, INC.
5835 Lawton Loop East Drive
Indianapolis, IN 46216
317-377-5230 Office

Violations

Any person, firm or corporation violating any provision of this subchapter may be fined in an amount not to exceed \$2,500; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

The applicant swears/affirms to the truth of the plans, information and documents provided for permit issuance, and agrees to comply with the Town's adopted ordinances. The application and permit is neither transferable nor assignable, and may be revoked at any time with valid reason. This application does not guarantee permit issuance and is not valid without the code official's signature of approval.