ARTICLE V. DEMOLITION OF BUILDINGS

Sec. 12-240. Permit required.

No building or structure shall be demolished, razed, wrecked or salvaged unless a permit therefor shall first be obtained by the owner thereof or his agent from the city manager, as hereinafter provided. A condition of issuance of such permit shall be compliance by the applicant of all provisions of this article and continued compliance throughout the operation. In the event of noncompliance, the permit shall be revoked by the city manager and action commenced as if no permit had been obtained.

(Ord. No. 112, art. I, § 1, 12-3-1962)

Sec. 12-241. Deposit.

A cash deposit as currently established or as hereafter adopted by resolution of the council from time to time, as determined by the city manager, shall be deposited with the city treasurer prior to the issuance of the permit. Such deposit to guarantee the removal of all debris as a result of the demolition, razing, wrecking or salvaging, to guarantee the filling of the basement or any other excavation and the leveling of the lot, and to cover any damages suffered or expenses incurred by the city as a result of said wrecking or demolition operation. The making of such cash deposit shall not prevent the city from the collection of further damages or expenses in excess of the amount deposited in the event additional damages or expenses are sustained or incurred. The work to be covered by the above deposit shall be accomplished within the time specified by the city manager, in his discretion, at the time of issuance of the permit, but in no case more than one year. Provided that if the city manager feels that a cash deposit in excess of that set by the city council should be posted, he shall refer the matter to the city council for decision, and the city council shall fix the amount of said deposit or may require a bond in lieu thereof.

(Ord. No. 112, art. I, § 2, 12-3-1962)

Sec. 12-242. Insurance.

Where, in the opinion of the city manager, due to the height of the building, proximity to a public right-of-way, or proximity to another building, the public or any individual or other property may be endangered, the applicant for such a permit shall be required to show evidence that he or it carries public liability and property damage in an amount proper to the hazard involved. Failure to have such insurance, where required, shall be grounds for denial of a permit. The city manager may also require proof that the employees who will perform the demolition or wrecking work are properly covered by workers' compensation insurance in those instances where so required by state law.

(Ord. No. 112, art. I, § 3, 12-3-1962)

Sec. 12-243. Manner of work; safeguards; burning of debris.

Wrecking of buildings and structures shall be done in such a manner as not to create a nuisance to persons on public streets or adjoining property. Work shall be accomplished in accordance with safe practices. The city manager may require guard lights, fences, walkways or other safeguards, which, in his opinion, may be necessary for the protection of the public. Burning of combustible rubbish and debris from wrecking operations shall be prohibited except in isolated areas, and then only when a
written permit is secured from the director of public safety.

(Ord. No. 112, art. I, § 4, 12-3-1962)

Sec. 12-244. Inspection of premises after completion of wrecking operation; expenses for city completing work.

After a wrecking operation has been completed, the premises shall be inspected by the city manager, and if found to be in a satisfactory condition, the deposit shall be returned. If the premises are not in a satisfactory condition, the city manager shall notify the owner or his agent what work remains to be done to put the premises in a safe and presentable condition and fix a reasonable time for said work to be accomplished. If said work is not done within the time specified, then the city manager may have said work done by the city or by a private contractor, and charge said expenses against the amount deposited, returning the balance of said deposit, if any, to the owner or his agent.

(Ord. No. 112, art. I, § 5, 12-3-1962)

Sec. 12-245. Unsanitary or dangerous conditions; notice.

No owner of any lot, place or area within the city, or the agent of any owner, shall permit to remain on said lot, place or area any debris, structure, part of a structure, or an unfilled excavation, resulting from destruction by fire, abandonment, damage by the elements, neglect to repair, or by demolition of any structure formerly located thereon, where the same is unsightly, unsanitary or dangerous and constitutes a menace to the health or safety of any person or any adjoining property. Whenever the city council determines that such a condition exists, it shall, by resolution, state the lot, place or area where such condition exists, the name of the owner, if known, and shall direct such owner to remove any such buildings, structures or wreckage, to fill excavations, or to take such other appropriate action as may be reasonably necessary to remedy such condition. Such resolution shall also fix a time limit within which said work shall be done or action taken. Notice of such resolution shall be delivered to the owner of the premises involved as indicated on the current assessment roll of the city, or to the actual owner if ownership of said premises has changed since preparation of said assessment roll. Notice may be given by personal service, certified mail with return receipt requested, or by newspaper publication as the city council may determine.

(Ord. No. 112, art. II, § 1, 12-3-1962)

Sec. 12-246. Remedy of unsightly or dangerous conditions by city.

If, after notice of said resolution has been given and after the time stated in said resolution for the removal or the remedying of the unsightly, unsanitary or dangerous condition has elapsed, the owner of said lots or premises have failed, refused or neglected to remove or remedy such conditions as may exist, the city council shall have the authority, in its discretion, to order either city employees or private persons to enter upon said premises and perform such work as is necessary to correct or remedy such conditions.

(Ord. No. 112, art. II, § 2, 12-3-1962)

Sec. 12-247. Responsibility for costs and expenses.

After the completion of such work as may be done either by city employees or private persons for the removal or remedying of said unsightly, unsanitary or dangerous conditions, the costs and expenses thereof shall be reported by the city manager to the city council, and it shall thereupon, by
resolution, declare the same to be and become a special assessment and lien upon such lots or premises. Said special assessment and lien shall be reported to the city assessor and shall be placed upon the tax rolls of the city and collected in the manner provided in the city Charter, except that the entire cost or expense shall be collected in only one assessment.

(Ord. No. 112, art. II, § 3, 12-3-1962)

Secs. 12-248--12-269. Reserved.