

## ARTICLE X. DEMOLITION

### DIVISION 1. GENERALLY

#### **Sec. 6-168. Site regulations.**

Any person holding a permit under this article shall be responsible for the following:

- (1) All debris, including building materials, junk vehicles, equipment or other materials upon the site shall be removed from the site of the demolition.
- (2) All basement foundation walls shall be removed to a depth sixteen (16) inches below existing grade.
- (3) All basement cavities or holes shall be filled and any concrete floors below grade shall be broken to permit drainage.
- (4) The site shall be drained and graded pursuant to the Soil Erosion and Sedimentation Control Act of 1972 [MCL 282.101 et seq., MSA 13.1820(1) et seq.], and rules thereunder promulgated by appropriate local agency as defined by that act.
- (5) All standards set out in the building code and accumulative supplements relating to the demolition of buildings shall be performed by the permit holder.

(Ord. No. 129, 6, 10-23-75)

#### **Sec. 6-169. Refuse disposal.**

No person shall burn or bury refuse materials on the site of a demolition unless authorized.

(Ord. No. 129, 5, 10-23-75)

#### **Sec. 6-170. Utilities.**

A permit holder under this article shall disconnect and seal all sewer and water lines to the site and shall remove effluent from any septic tank. No filling operations may be done until the building department has inspected the premises for compliance with this section.

(Ord. No. 129, 7, 10-23-75)

**Cross references:** Water and sewers, Ch. 31.

#### **Sec. 6-171. Wells and septic tanks.**

All wells and septic tanks shall be filled in conformity with the regulations of the county health department.

(Ord. No. 129, 8, 10-23-75)

**Cross references:** Water and sewers, Ch. 31.

**Sec. 6-172. Stop work order; revocation of permit.**

If, upon inspection of the premises, it appears that demolition is being carried out in violation of any term or provision of this article, the building department shall order all work stopped and shall order the correction of the violation. If the same is not corrected within three (3) working days from the time of that order, the permit may be revoked and any bond posted hereunder forfeited.

(Ord. No. 129, 9, 10-23-75)

Secs. 6-173--6-180. Reserved.

**DIVISION 2. PERMIT****Sec. 6-181. Required.**

No person shall remove, tear down or destroy any building or structure within the city without a permit issued under this division.

(Ord. No. 129, 1, 10-23-75)

**Sec. 6-182. Application.**

Applications for a demolition permit shall be made to the building department and shall be accompanied by the submission of the following:

- (1) Proof that the applicant is a licensed residential builder or residential maintenance and alteration contractor pursuant to MCL 338.1501 et seq., MSA 18.86(101) et seq., unless the applicant is the owner of the premises to be demolished;
- (2) Proof confirming the removal of utility service on the site from the utility companies affected;
- (3) Proof of adequate rodent control precautions, if made;
- (4) Proof of liability insurance naming the city as an insured in the amount of two hundred fifty thousand dollars/two hundred fifty thousand dollars (\$250,000.00/\$250,000.00) per person and in aggregate with a one million dollar (\$1,000,000.00) umbrella coverage should the value of the structure exceed one hundred thousand dollars (\$100,000.00); comprehensive automobile coverage for bodily injury one hundred thousand dollars/three hundred thousand dollars (\$100,000.00/\$300,000.00); property damage of fifty thousand dollars (\$50,000.00); required in writing to the city at least ten (10) days notice of cancellation or change in the policy by the insurance carrier;
- (5) Such other information as the building department may require to adequately review the application.

(Ord. No. 129, 2, 10-23-75)

**Sec. 6-183. Fees.**

Fees for permits under this division shall be as presently established or as hereafter adopted by

resolution of the city council.

(Ord. No. 129, 4, 10-23-75)

**Sec. 6-184. Bond.**

Upon the receipt and review of an application for demolition, the building department shall determine the amount of the bond which shall be required for the issuance of a permit. The determination shall consider the size of the building or structure to be demolished, the physical character of the land, the complexity of the demolition procedure, the extent of clean-up required and the past performance of the applicant. Upon determination of the amount of the bond and prior to the issuance of a permit, the applicant shall deposit with the city cash, a certified check, or an irrevocable letter of credit in the amount of the bond. If the terms and conditions of the permit or this article are not met by the applicant, the deposit shall be forfeit to the city and applied to the cost of remedying the violations and rehabilitating the site.

(Ord. No. 129, 3, 10-23-75)

Secs. 6-185--6-189. Reserved.