

CHAPTER 5
DEMOLITION STANDARDS

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4-5-1: **PURPOSE AND SCOPE:** The purpose of this Chapter is to establish additional regulations to supplement the regulations contained in the International Building Code to provide for the demolition of structures within the Village of Morton.

4-5-2: **DEFINITIONS:** Unless context otherwise provides words and phrases used in this Chapter shall be construed according to the definition set forth herein:

Demolition: The deconstructing, destroying, decimating, razing, ruining, tearing down, or wrecking of any facility, structure, pavement, or building whether in whole or in part, whether interior or exterior.

4-5-3 **PERMIT REQUIRED; FEE:** No demolitions shall occur within the Village of Morton unless a demolition permit has been issued by the Village of Morton. The fee for a demolition permit shall be one hundred dollars (\$100.00) for any property located in the R1 and R2 zoning district, and two hundred fifty dollars (\$250.00) for property in any other zoning district. All holders of a demolition permit shall be required to comply with all requirements of the International Building Code which pertain to demolition including but not limited to those provisions set forth in Chapter 33, and all provisions of this chapter.

4-5-4: **TIMEFRAME FOR DEMOLITION:** Demolition shall commence within thirty (30) days from the issuance of the permit and shall be completed within sixty (60) days of the issuance of the permit. Extensions to these deadlines may be granted by the SPW in his sole discretion for good cause shown.

Failure to begin work within a period of thirty (30) days shall be cause for the revocation of the permit. Failure to complete the demolition work within a period of sixty (60) days or any extension thereof shall subject the owner of the property to penalties as provided in this Title.

4-5-5: **APPLICATION TO EXISTING DEMOLITION SITES:** Any demolition which occurs prior to October 1, 2018, shall not require a permit, but the site of such demolition shall be restored in a method and manner, and to a condition which complies with the provisions of Section 4-5-10 of this Chapter not later than October 1, 2019.

4-5-6: **UNSAFE DEMOLITION SITES:** In the event that any demolition site is left in a condition which violates any provision of this Chapter, the Village shall give notice of the condition or conditions which it deems unsafe to the owner or demolition permit applicant of said premises, specifying the deficiencies and ordering the same to be rectified within a period of three (3) days after service of said notice by third party commercial courier or by certified mail. Should the deficiencies not be corrected within a period of three (3) days as aforesaid, the Village shall cause the same to be put in safe condition and may further pursue any other rights and remedies reserved to the Village pursuant to this Title.

4-5-7: **SECURING PREMISES DURING DEMOLITION:** Once demolition work begins all work shall be completed and all debris shall be removed from the site as soon as possible. If the debris cannot be removed from the site the same day, "no trespassing" signs shall be posted and a barrier shall be installed around the debris. If the demolition of the structure cannot be completed on the day in which demolition commences, then a forty-eight (48) inch high fence with openings less than four (4) inches in size shall be installed around the demolition site.

4-5-8: **CERTIFICATE OF OCCUPANCY:** Any existing Certificate of Occupancy for a structure shall terminate upon the issuance of a Demolition Permit which provides for and authorizes the demolition of said structure. No new Certificate of Occupancy shall issue to any parcel or improvement constructed on such parcel after a demolition permit is issued unless and until all requirements of this Chapter have been met.

4-5-9: **BOND REQUIRED/RELEASE OF BOND:** Prior to the issuance of a permit, the applicant shall furnish to the Village of Morton a bond equal to the contract cost of demolition. All such bonds shall be submitted to the Village for approval as to form. Any person, firm or corporation normally engaged in the demolition of buildings may provide an annual bond to the Village of Morton in the amount of one million dollars (\$1,000,000.00) which shall cover all demolition bonds heretofore required. A copy of an Insurance Certificate naming the Village of Morton as additional insured and indicating the street address of the project must be attached to the demolition permit application. The policy limitations must be one million general liability and one million automobile liability. Statutory worker's compensation coverage must also be provided.

4-5-10: **DEMOLITION STANDARDS:** All demolitions completed pursuant to a permit issued under this Chapter shall comply with the following standards:

- (A) No structure shall be removed from the premises in whole or substantially whole condition. All buildings shall be demolished on the premises.
- (B) The sewer lateral and storm lateral, if one exists, shall be exposed and properly capped at the lot line or at a location designated by the SPW or his designee or assignee. Backfilling shall not be done until the capping of the storm lateral and sewer lateral is inspected and approved by the Village.
- (C) All structures and their foundation shall be completely razed to a level of two (2) feet below the ground surface or grade line and removed from the site. Razing shall include but is not limited to all posts, piers, walls, basement partitions, sheds, steps, thresholds, paved areas and all other above ground items. The concrete floor shall be broken and foundation walls removed two (2) feet below grade.
- (D) All basements and cellars or other areas below grade shall be filled and compacted to grade only with sound approved solid fill of sand, gravel and dirt. Brick, stone, mortar, plaster or concrete removed from the demolished structures may be used if it is arranged not to form or collect surface or subsurface water. Masonry fragments used as fill shall not be over twenty-four (24) inches in greatest dimension. No decomposable organic material or wood, glass, paper, piping, steel or other metal material or any unstable or combustible material shall be used in making fills.

- (E) All masonry and concrete such as private sidewalks, parking lots, driveways, driveway aprons, concrete slabs or retaining walls shall be removed unless such removable will create a hazardous condition or unless the Village has expressly authorized an alternative arrangement in writing.
- (F) Wood partitions, stairways, furnaces, piping, and other equipment, rubbish and debris located in basements or elsewhere on the property shall be removed from the site.
- (G) Any damage to public sidewalks or public roads or any part of the street right-of-way caused by demolition shall be repaired or replaced.
- (H) The lot shall be filled, compacted and graded to the prevailing surrounding property and sidewalk grades, and shall be seeded to grass.
- (I) The final fill shall be at least two (2) inches of sandy loam, dirt or topsoil containing no brick, mortar or concrete pieces larger than two (2) inches.
- (J) All debris generated by demolition within the Village of Morton shall be disposed of in an approved, licensed landfill or at an approved hazardous material disposal site.

4-5-11: **INSPECTIONS:** SPW or his designee shall complete the following inspections:

- (A) **PROGRESS INSPECTIONS:** A progress inspection will be done to check the following items:
 1. **SEWER AND STORM LATERALS:** The sewer lateral and storm lateral, if one exists, shall be exposed and properly capped at the lot line or at a location designated by the inspector.
 2. **BASEMENT/FLOOR AND FOUNDATION:** Following the removal of the structures (above grade) a progress inspection must be done before the basement can be backfilled.
- (B) **FINAL (POST DEMOLITION INSPECTION):** The final inspection shall be completed at the request of the demolition permit holder. The inspection shall confirm that demolition has been completed in accordance with the requirements the demolition permit and the requirements of the Village Code.