

Demolition of an Entire Structure Policy

SUBMITTAL REQUIREMENTS CHECKLIST:

Permit Application.

Address of the building or structure to be demolished.

Name and address of the owner of the building or structure.

Owners written authorization prior to approval of the permit.

Plans or sketch and a complete schedule of work.

Type of equipment used for wrecking.

Proof of Disconnecting Service Lines: Electric and gas service must be disconnected at the service point. All water, steam, storm and sanitary sewers or other service line must be shut off and capped at the curb prior to demolition. **The permit holder is responsible for notifying each utility company.**

Erosion Sediment Control (ESC) is required prior to starting work.

Contractor Licensing & Insurance:

Harrisonville Business/Contractor License information can be obtained from the Community Development Department or the licensing portal:

[Harrisonville Public Portal \(smartgovcommunity.com\)](http://smartgovcommunity.com)

Performance Bond Required:

For residential single family and duplex structures, a \$15,000.00 performance bond ensuring that the principal will pay any and all damages caused to any property, public or private, when inflicted by the principal or his agent, employee, workman, contractor, or subcontractor.

For commercial and industrial structures, a performance bond in the amount of the valuation of the demolition work ensuring that the principal will pay any and all damages caused to any property, public or private, when inflicted by the principal or his agent, employee, workman, contractor, or subcontractor.

The bonds must be conditioned also that the principal will serve, indemnify and protect the City from any and all liability, and that they will, comply with all ordinances of the City and comply with the terms of their permit.

Insurance Requirements:

All contractors performing the demolition of an entire structure are required to provide a Certificate of Insurance with the City of Harrisonville listed as the Certificate Holder as a condition of demolition permit issuance. The Certificate shall have the following limits; Proof of General Liability Insurance in the amount of \$1,000,000 occurrence/\$2,000,000 aggregate. Proof of Commercial Auto Liability in the amount of \$1,000,000 combined single limits. Proof of Workers' Compensation, as required by the laws of the State of Missouri.

Conditions of the Permit:

Stairs and Ladders: All stairs and ladders must be maintained in a safe condition. At least one (1) stairway must be accessible as each floor is demolished.

Protection of Persons and Property: The work must not begin until the structures required for protection of persons and property are in place.

Notification: Once the permit is issued, the permit holder must notify the Building Department at least 24 hours prior to starting to work.

Warning Signs: When required, demolition jobs must be provided with danger signs and conspicuously posted around the property.

Loads: Structures or parts of structures or any floor or temporary support, scaffold, sidewalk, barricade, bridge, device or equipment shall not be loaded in excess of the safe carrying capacity.

Lights: Between sunset and sunrise, adequate lights must be provided to properly protect persons and property. All walkways are to be provided with lights as follows:

- Amber lights, at least 100 watts, on the street side of the walkway at both ends and near the corridor.
- Other lighting consisting of 60-watt lights spaced every ten (10) feet along the walkway.

Building Demolition Expiration of Permit:

Work must commence within fourteen (14) calendar days from the date the permit is issued and must be continuous until the work is completed. The time for demolition of a one (1) or two (2) story structure must not exceed fifteen (15) calendar days from the date of permit issuance. An **exception** would be weather or other conditions beyond the control of the permit holder.

Methods of Demolition:

Order of Demolition: Except when cutting holes in floors for chutes and holes through which materials are dropped, preparation of storage space and other necessary preparatory work, demolition of exterior walls and floor construction must begin at the top of the structure and proceed downwards. Each story of exterior wall and floor construction must be removed and dropped into storage space before commencing the removal of walls and floors in the next story below. This requirement does not prohibit demolition of a structure if positive means are

taken to prevent injury to persons or damage to property. The use of other methods may be permitted when approved in advance by the Building Official.

Protecting Openings: All floor openings and shafts not used for material chutes must be floored over or enclosed with guardrails and toe boards.

Removing Materials:

Through Chutes: Materials cannot be dropped by gravity to any point lying outside the exterior walls of the structure except through enclosed wood or metal chutes. An **exception** would be where the distance from the property line or sidewalk is equal to or greater than the height of the demolition work, materials may be dropped to the ground, provided dust control is maintained.

Through Floor Openings: If debris is dropped through holes in the floor without the use of chutes, the total area of the hole cut in any intermediate floor (one which lies between the floor that is being demolished and the storage floor) must not exceed 25 percent of the floor area.

Control of Dust: All dust caused by materials dropped through chutes, floor openings or by other permitted methods of removal shall be controlled by wetting sufficiently to lay the dust incidental to its removal.

Rubbish and Waste: All adjacent streets, alleys and other public ways and places shall be kept free and clear of all rubbish, refuse and loose material resulting from demolition of demolition operations.

Site Conditions: Upon completing removal of the building, structure or utility, the ground must be left in a clean, smooth condition. Holes in the ground basements or cellars must be filled with inorganic material, provided that the top one (1) foot of fill shall be clean earth. The filling may not be required when a building permit has been issued for a new building on the site and the construction is to start within sixty (60) days after completion of the demolition. The permit holder must provide a temporary barricade protecting the excavation on all sides. Temporary barricades may remain in place for a time not exceeding five (5) days, after which a solid barricade must be provided or the excavation filled.

Permit # and Job Site Address _____

Permit Applicant _____

Permit Applicant Signature _____

Permit Applicant Emergency Contact # _____

Bond Attached _____