

CITY OF DANVILLE
ENGINEERING & URBAN SERVICES DEPARTMENT

DEMOLITION REQUIREMENTS

The demolition of a building in the City shall only be carried out by a general contractor registered pursuant to Chapter 165 of the City Code. In carrying out the demolition work the contractor shall execute the work in such a manner as to avoid unnecessary interference with the use of streets and alleys by the general public. The contractor shall furnish, install and maintain and operate all means for protection of life and property by the use of barricades, signal devices, lights, and as may be otherwise required by the Department.

A Demolition permit must be obtained from the Department prior to the initiation of a demolition project. Before starting demolition work the contractor shall arrange and confirm the disconnection of all utility services to the building to be demolished. Sanitary and storm sewers shall be disconnected and permanently sealed off near the property line. **The contractor shall have the sewer disconnect inspected by the plumbing inspector prior to covering up the sewer and shall furnish documentation to the plumbing inspector confirming the location and depth of the sewer disconnect.** The contractor shall also ensure that silt fencing is in place and remains in place during the course of the demolition of the building and site restoration.

Demolition of a building shall be completed within fifteen (15) days of the issuance of the demolition permit. Once the demolition work commences all materials and equipment resulting from the demolition become the responsibility of the contractor and shall be removed from the premises prior to the expiration of the permit. The contractor shall comply with State Statutes and local ordinances in the selection of areas to be used for disposal. The demolition and removal of debris shall be carried out with a minimum of disturbance to the general public. If dust generated by the demolition is excessive, the contractor shall spray a continuous stream of water on the building in order to remove this hazard. A two (2) inch hose of such length as to attach to the nearest fire hydrant shall be continuously available for this purpose. The contractor shall be responsible for paying for all water used for spraying.

The demolition of a building shall include complete removal of the structure above grade and all foundation/footing elements shall be demolished and removed to a minimum of three (3) feet below final grade. Basement and crawl space areas shall be completely cleared of debris. Basement floor slabs shall be broken into pieces no larger than two (2) square feet in area in order to permit drainage. **The building inspector shall inspect and approve broken basement slabs before backfilling operations begin.** In addition, if the demolition involves the removal of the primary structure located on the property then any other foundation slabs, detached garages, driveways, private sidewalks, or stairs located on that property shall also be removed as part of the demolition as well as any retaining walls on the property that are abutting property lines, after review and approval by the Department. Existing driveway openings shall also be

removed and replaced with curb and gutter where applicable in conjunction with the demolition of a primary structure or with the abandonment of a driveway that once served a detached garage.

All basements, crawl spaces and excavated areas shall be backfilled with clean fill to correspond with approved final contours of the site. Back fill materials shall be deposited in layers not to exceed twelve (12) inches in thickness and mechanically compacted or water jetted to assure a reasonable degree of compaction. Once fill has been completed a top layer of topsoil at least 4 to 6 inches deep is required. The site shall be seeded in quantities of at least 100 pounds per acre.

The building material used on any exposed wall elevations of adjacent buildings facing recognized arterial or collector streets shall have an architectural finish that is aesthetically compatible with surrounding buildings. Said finish must be approved by the Department prior to placement. When a structure involving a common wall is being demolished, the owner of the demolished structure shall bend over all wall anchors at the beam ends of the standing wall and shall brick up all open beam holes and otherwise maintain the safety and usefulness of the wall.

Any work that in any way encumbers public property shall not be commenced until the contractor has secured a permit from the Engineering Division to barricade the streets or sidewalks. If any public sidewalk is damaged during the demolition, the contractor shall make the necessary repairs.

If afforded the necessary permission to enter an adjoining lot, building or structure, the person causing the demolition or excavation to be made shall at all times and at his own expense preserve and protect it from damage or injury.

If the person causing the demolition or excavation to be made is not afforded permission to enter an adjoining structure, he shall immediately notify in writing both the code official and the owner of the adjoining property that the responsibility of providing support to the adjoining lot, building or structure has become the exclusive responsibility of the owner of the adjoining property.

The property owner/contractor signing below certifies that it has read and understands the information given above and does hereby acknowledge that the demolition work to be performed will be in conformance with these requirements and the other applicable codes and ordinances of the City of Danville and the laws of the State of Illinois.

ADDRESS OF DEMOLITION: _____

PROPERTY OWNER OR CONTRACTOR NAME: _____

SIGNATURE: _____ **DATE:** _____