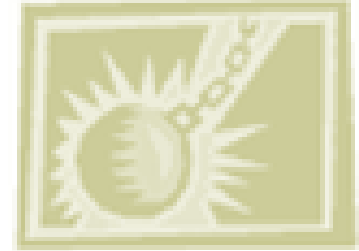




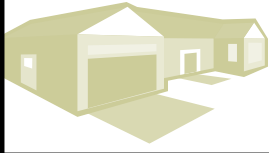
DEMOLITION

GENERAL REQUIREMENTS WITHIN THE CITY OF OAK PARK FOR THE DEMOLITION OF BUILDINGS



RESIDENTIAL HOMES

1. To obtain a permit to demolish a house, a person must be the homeowner, a registered State of Michigan Licensed Builder, or be registered as a Demolition Contractor. A \$20 registration fee is required by the City for contractors. Contractor's registrations expire one year from the date of issue.
2. The owner, builder or Demolition Contractor must arrange for a WATER SERVICE DISCONNECT, with the fee set by the Water Department. The Water Department must be contacted to read the meter, turn the water off at the street, and remove the meter. Allow ten (10) working days. The water disconnect must be done by the City prior to obtaining a demolition permit.
3. A SEWER CAP PERMIT (\$30.00) must be obtained. The sewer cap may be done by the homeowner, contractor, or plumber, as long as the sewer cap is inspected and approved by the Plumbing Inspector or Engineering Department prior to backfill. Sewer must be capped with a plumbers plug or other approved method.
4. If a NEW BUILDING is being built following demolition, the existing sewer line must be inspected by camera from the capped area to the connection at the main sewer line. The Plumbing Inspector or Engineering Department must be present during the camera inspection to verify the inspection results.
5. Disconnect letters from DETROIT EDISON, CONSUMERS ENERGY, and the WATER DEPARTMENT must be provided to the Building Department.
6. The Application for Permit must be filled out completely.
7. A standard demolition fee, as noted on the fee schedule, must be paid.
8. A PERFORMANCE BOND OR CASH of \$5000 must be posted.



RESIDENTIAL GARAGES

If a garage is being demolished by a homeowner or building contractor, and a new garage is being built immediately, no demolition permit is required. When applying for a building permit for a new garage, note on the application that the old garage is to be demolished and removed.

If there is **EXISTING ELECTRICAL SERVICE** to the garage which will not be reused, it must be properly disconnected at the service equipment in the house. An electrical permit will be required if the new garage being built will have electricity.

If a **NEW GARAGE IS NOT BEING BUILT IMMEDIATELY**, a \$50 permit fee for the demolition of the accessory structure and \$5000 bond is required for contractors. The Building Inspector may waive the bond for homeowners. Contact the Building Inspector at (248) 691-7450 for more information.



COMMERCIAL BUILDINGS

1. The contractor must register as a demolition contractor. Registration fee is \$20.
2. The owner of the property or demolition contractor must arrange for a water service disconnect and pay the fee as set by the Water Department. The Water Department must be contacted to read the meter, turn the water off at the street and remove the meter. Allow ten (10) working days. The water disconnect must be done by the City prior to obtaining a demolition permit.
3. A SEWER CAP PERMIT (\$30.00) must be obtained. The sewer cap may be done by the owner, contractor, or plumber, as long as the sewer cap is inspected and approved by the Plumbing Inspector or Engineering Department prior to backfill. Sewer must be capped with a plumbers plug or other approved method.
4. If a NEW BUILDING IS BEING BUILT ON A SITE WHERE DEMOLITION TOOK PLACE, the existing sewer line must be inspected by a camera from the sewer cap to the connection at the main sewer line. The Plumbing Inspector, or Engineering Department must be present during the camera inspection to verify the inspection results.
5. Disconnect letters from DETROIT EDISON, CONSUMERS ENERGY, and the WATER DEPARTMENT must be provided to the Building Department.
6. The Application for Permit must be filled out completely.
7. The contractor must pay the standard demolition fee plus a fee based on the area of the building in square feet.
8. The contractor must provide the City with a PERFORMANCE BOND OR CASH in the amount of \$5,000.

DEMOLITION: GENERAL REQUIREMENTS

PUBLIC SAFETY AND CONVENIENCE

Protection of life and property is the first concern in the demolition and removal of structures and shall be provided by the contractor in an adequate and satisfactory manner. The contractor shall provide watchmen and flagmen and shall put up all necessary lights and maintain such barriers and detours and take such other precautions as may be necessary. The work shall be conducted with the least possible obstruction or inconvenience to pedestrians, vehicular and other traffic, as well as the utility companies, business enterprises, the general public and others affected by the work being done.

The work shall be conducted so as to avoid damage or destruction to private or public property, such as trees, shrubs, poles, pavement, driveways, sidewalks, curbs, or any other surface or underground structures, and their condition shall remain and be restored as safe and permanent as before the contractor commenced the work.

LIABILITY OF CONTRACTORS

The contractor shall assume full responsibility for the work, whether performed by the contractor, his employees, or any subcontractor. He shall take all precautions for preventing damage or injury to persons or properties adjacent to the jobsite. All losses resulting from the character of the work, weather, fires or other causes shall be at the contractor's expense.

STORAGE OF MATERIALS

Building materials and debris shall not block the public right of way. Refuse and debris shall be kept in a dumpster or suitable container on private property.

NOISE

Construction, excavation, repair, demolition, or alteration of any building or street or operation of any construction machinery or equipment other than Monday through Saturday 7:00 a.m. to 7:00 p.m. is prohibited.

FILL MATERIAL

No decomposable material or material that contains debris shall be used as fill on the site.

INSPECTION REQUESTS

*For more information,
or to arrange for an inspection,
contact the
Oak Park Department of Technical & Planning Services:*

| | |
|-------------------------|---------------|
| Building Inspection | (248)691-7450 |
| Building Inspection Fax | (248)691-7165 |