

## **Payson City Code, Title 3, Section 13 – Demolition**

### **3.13 Demolition**

- 3.13.1 Permit Required
- 3.13.2 Application for Permit
- 3.13.3 Fees and Signature
- 3.13.4 Salvage Permits
- 3.13.5 Expiration
- 3.13.6 Qualifications to do Work
- 3.13.7 Demolition Permit Requirements

#### **3.13.1 Permit Required**

It is unlawful to demolish any building or structure in the City, or cause the same to be demolished, without first obtaining a permit for demolition of each such building or structure from the Building Official.

#### **3.13.2 Application for Permit**

To obtain a permit for demolition, an applicant must submit in writing on a form furnished by the Building Official for that purpose. Each application shall:

- A. Identify and describe the type of work to be performed under the permit.
- B. State the address of the structure or building to be demolished.
- C. Describe the building or structure to be demolished including the type of use, type of building construction, size and square footage, number of stories and number of residential dwelling units (if applicable).
- D. Indicate the method and location of demolished material disposal.
- E. Identify the approximate date of commencement and completion of demolition.
- F. Indicate if fences, barricades, scaffolds or other protection are required by any City code for the demolition and if so, the proposed location and compliance.
- G. State whether fill material will be required to restore the site to level grade after demolition and if required, the approximate amount of fill material.
- H. If the building to be demolished contains any dwelling units, the application should state whether any of the dwelling units are presently occupied.

#### **3.13.3 Fees and Signature**

- A. The permit application shall be signed by the party or the party's authorized agent requesting the permit. Signature on the permit application constitutes a certification by the signer that the information contained in the application is true and correct.
- B. Demolition Fee. The fee for a demolition permit application shall be based on the building floor area as set per resolution.

#### **3.13.4 Salvage Permits**

- A. A pre-demolition salvage permit for other than structural demolition shall be required for the removal of doors, windows, special glass, fixtures, fittings, pipes, railings, posts, panels, boards, lumber, stones, brick, marble, or similar materials on the exterior or interior of the building when this work is started before a demolition permit is issued.
- B. A pre-demolition salvage permit fee shall be paid in the amount of twenty (20) percent of the demolition fee.

### **3.13.5 Expiration**

Permits shall expire forty-five (45) calendar days from the date of issuance, unless a completion date allowing more time is requested and approved by the Building Official at the time of application. Demolition permits may be renewable upon request prior to expiration with approval of the Building Official for one-half of the original permit fee, provided continuous progress is being made. If a permit is allowed to expire without the prior renewal any subsequent request for reinstatement shall be accompanied by a reinstatement fee equal to the original demolition permit fee.

### **3.13.6 Qualifications to do Work**

It shall be unlawful for demolition work permitted under this Title to be performed except by:

- A. A general contractor or subcontractor currently holding a license in good standing with the state of Utah to do wrecking and/or demolition work.
- B. A licensed general contractor currently holding a license in good standing with the state of Utah qualified as a general contractor, but only when the demolition is incidental and supplemental to the construction by the general contractor of a new structure on the demolition site.
- C. Salvage work under a pre-demolition salvage permit may be done without a contractor's license provided all other conditions of this Title are met.

### **3.13.7 Demolition Permit Requirement**

- A. Prior to the commencement of any demolition or moving the permittee shall plug all sewer laterals at or near sidewalk lines as staked out by the city engineer. No excavation shall be covered until such plugging is approved by the department whose line is being plugged or by the Building Official. The permittee shall future insure all utility services to the structure and/or premises have been shut off and meters removed prior to commencement of demolition work.
- B. When the applicant indicates the demolition will require more than thirty days to complete, and where required by the Building Official for the safety of the public, the applicant shall also provide plans to fence the demolition site so that it is inaccessible to unauthorized persons in a manner acceptable to the Building Official. The Building Official may waive the fencing requirement if it is determined that fencing would be inappropriate or unnecessary to protect safety or health.
- C. A permit for demolition requires that all materials comprising part of the existing structure(s), including the foundation and footings be removed from the site. The depression caused by the removal of such debris must be filled back and compacted to the original grade, as approved by the Building Official, with fill material excluding detrimental amounts of organic material or large dimension non-organic material.
- D. Permitted demolition work, including filling and leveling back to grade and removal of required pedestrian walkways and fences, must be completed within the permit period unless the Building Official finds that any part of the foundation of building or site will form an integral part of a new structure to be erected on the same site for which plans have already been approved by the Building Official. In such event, the Building Official may approve plans for appropriate adjustments to the completion time and may impose reasonable conditions including the posting of a guarantee, erection of fences, securing, or similar prevention s to insure the site does not create a hazard after the demolition is completed.