

Section 420 - Buildings: Demolition

420.01. Permit required. No person, firm or corporation shall demolish any building or other structure in the city without first obtaining a building permit to do so as provided in the State Building Code.

Exceptions: Buildings or structures exempt from permits by the building code are exempt from permit requirements for demolition (Section 420.01 Amended by Ord 2001-856, July 2001)

420.03. Disconnection of water and sewer services. Whenever any building or other structure in the city which is connected to the public sewer or water mains of the city is permitted or allowed to be demolished, there shall be paid to the city prior to the application for the permit for such demolition, disconnection fees for each water connection and each sewer connection as shall be required by city council resolution. Disconnection fees shall be collected by the Director of Public Works and shall represent the expense of the disconnection of the water services and sewer services leading into said building from the City mains and shall be in addition to any other fees or charges required. In all cases, the disconnections are to be performed by the city unless requested and/or approved by the Director of Public Works. Disconnection of services by persons other than the city shall be conducted under the supervision of and with the approval of the Director of Public Works. When disconnections are not conducted by the city, disconnection fees may be refunded upon satisfactory completion of the work. The city may withhold all or a part of disconnection fees paid where work is unsatisfactory and must be completed by the city. (Amended by Ord 2001-856, July 2001)

420.04 Reuse of services. When approved by the Director of Public Works and the Building Official, services need not be disconnected when redevelopment of the property is imminent, the services are proposed to be reused, the services are in compliance with city ordinances and the State Building Code, and are found to be in good condition. Imminent redevelopment means that plans for redevelopment and an application for a building permit have been received by the city. Disconnection fees for services that are reused may be refunded upon completion of the new building or structure or earlier at the discretion of the city. (Added by Ord 2001-856, July 2001)

420.05 Method of disconnection. The method of disconnection is subject to approval by the Director of Public Works. Water services must be disconnected by removing the service from the building to the city main unless otherwise approved by the Director of Public Works. Sewer services must be disconnected by removing the service to the property line, curb line, or the city main and by sealing the sewer at the point of disconnection by a means acceptable to the Director of Public Works. (Added by Ord 2001-856, July 2001)

420.06 Original premises. The permittee shall remove all construction materials and fill all excavations to existing grade so that the premises are left in a safe and sanitary condition. Proper site drainage and final landscaping shall be in accordance with a plan approved by the Director of Public Works. All foundations, footings, piers, or other building supports shall be removed unless approved by the City and permitted by State law. All wells must be sealed in accordance with state law. If the permittee fails to comply with this section, the city may proceed to do the work necessary to restore the premises to a safe and sanitary condition and the cost shall be assessed against the property. (Added by Ord 2001-856, July 2001)