



# TOWN OF SPRINGERVILLE

## DEMOLITION/REMODELING

### **When is a demolition permit required?**

Most governmental bodies require a permit to be pulled before the demolition of any structure, which may include stand-alone concrete structures such as sidewalks, seawalls, or other concrete walls. Permit forms (Plan Review Application) may be available through the Community Development Department, and sometimes through the municipal fire department if there is a structure abatement program in place.

### **Why are Demolition Permits Required?**

Most often, the purpose of a demolition permit is to enable the governing body to monitor any works or activities performed within its jurisdiction for public safety monitoring. The permit also usually ensures that plans comply with various other concerns, such as environmental regulations and asbestos and other HazMat issues.

### **Who Can Apply for a Demolition Permit?**

Usually this is determined by the type of work to be performed. For instance, a licensed general contractor may be allowed to obtain a permit to demolish any structure, while other licensed contractors may be restricted to the demolition of a structure that will be replaced, and to disassemble/re-assemble any building. Many states allow owners to apply for a demolition permit when the project involves an owner-occupied residence.

### **What Does the Demolition Permit Cost?**

There is no cost for the demolition permits.

However, there are often additional fees for services such as inspection of the electric power disconnection and for capping water and sewer at the property line.

Additional municipal fees may be involved depending if the property is anticipated to be developed within a reasonable time (this involves have the water shut off at the property line) or if no development is anticipated (this involves the water service being abandoned at the main).

### **What is Involved in the Typical Demolition Permit Process?**

- Fill out a Plan Review application. This will be reviewed by the Building Department and times scheduled for inspections.
- Contact appropriate utilities, including water, electric, and gas, as well as the telephone and cable companies to remove meters and wires.
- Abandonment of Septic Tank (if applicable) must be filled out by a licensed contractor and kept on file. (Note: if sewer is available to the property, the septic tank must be collapsed before a new sewer hook up will be provided)

If necessary, obtain approval from the Water Department at Town Hall to abandon water and/or sewer.

### **What is Involved in the Inspection Process?**

You will usually need an inspection prior to demolition of the structure. Typically the Town inspector verifies that all utilities and water and sewer facilities are disconnected. A final inspection is required after all demolition and final clean up has been completed.