

CITY OF ST. JOSEPH

1100 FREDERICK, ROOM 107, ST JOSEPH MO 64501
(816) 271-4751 FAX (816) 271-4676

RESIDENTIAL/COMMERICAL DEMOLITION APPLICATION

CONTRACTOR _____ PHONE _____

PROPERTY OWNER _____ PHONE _____

PROOF OF PERMISSION FROM OWNER TO DEMOLISH IS ATTACHED: Yes _____ No _____
(Copy of signed letter or signed demolition contract is required)

BUILDING/STRUCTURE LOCATION ADDRESS: _____ PARCEL NUMBER: _____

Length: _____ FT Width: _____ FT Height: _____ FT Number of Stories: _____

Principal Building Material: Brick _____ Concrete _____ Wood _____ Glass _____ (Check all that apply)

STRUCTURE DESCRIPTION: _____

Partial Demolition _____ Accessory Structures _____ Misc. Structures _____

Requesting to supplement backfill with stone, brick or concrete? Yes _____ No _____ Approved _____ (Initials)

Note: Backfill material shall be clean earth free from organic matter. Use of any other type of backfill material shall require authorization of the code official. Should stone, brick or concrete be authorized as a supplement for a portion of backfill, it must be a minimum of 12 inches below grade level. The supplement should not exceed 20% of the total backfill and should be thoroughly compacted.

Requested Start Date _____

Requested Demolition Performance Period: _____ Calendar Days Approved: _____ Calendar Days (Initials)
(Standard performance period for a building demolition is 30 days)

Copy of minimum insurance coverage attached: Yes _____ No _____ Copy on file: Yes _____ No _____
(Note that City contracted demolitions may have higher insurance requirements)

Item	Yes	No	Item	Yes	No
Land Disturbance Permit Required			Erosion Control Design Attached & Approved		
Sidewalk Closure Permit Required			Street Closure Permit Required		
Hauling Permit Required			Haul Route Approved by PW		
Debris Disposal Location Identified As			Location Approved		

IF THIS HAS EVER BEEN A COMMERICAL BUILDING AN ASBESTOS SURVEY MUST BE PROVIDED TO MDNR AND A PERMIT OBTAINED.

COPY OF MDNR HANDOUTS GIVEN TO CONTRACTOR: YES _____ NO _____

Signature

Date

YOU ARE REQUIRED TO CALL (816)271-4751 TO SCHEDULE AN IN SPECTION PRIOR TO BACKFILLING AND UPON COMPLETION OF ALL DEMOLITION AND SITEWORK. PLEASE ALLOW A 24 HOUR NOTICE FOR INSPECTIONS.

Applicable Provision of St. Joseph's Code of Ordinances

Section 7-33, paragraph (12):

- a) No person, firm, or corporation shall wreck, demolish, or raze a building or other structure within the corporate limits of St. Joseph without first obtaining a permit therefore from the customer assistance director. Such permit shall be issued only to an insured person, firm, or corporation as hereinafter provided. A permit may be issued to an uninsured owner of record of land who desires to wreck or demolish or raze any building thereon, except that if such building shall be more than two stories high or shall be less than ten feet back from the street property line, such owner shall be required to give a certificate of insurance to the City of St. Joseph, as hereinafter provided and required from persons, firms, or corporations engaged in the business of wrecking, demolishing, or razing buildings.
- b) All applications for permits to wreck, demolish, or raze a building or other structure shall be made to the code official, and every such application shall state the location of the building or structure to be wrecked, demolished or razed, its length, width, height, and the principal materials of its construction, the length of time that will be required to wreck, demolish, or raze such building or structure and showing the ownership and location thereof, and the proof of permission of the owner to demolish. If such application complies with the terms and provisions of this section, then the code official shall issue such permit; provided, however, that if such work is not begun within 60 days after issuance of the permit, such permit shall expire by limitation and be void.
- c) Every person, firm, partnership, corporation, or joint venture shall provide evidence of contractor's general liability insurance with explosion, collapse and underground hazards specifically included, prior to the city's issuance of a permit for demolition, wrecking, or razing of any structure. Proof of such insurance shall be evidenced by a certificate of insurance signed by the insurer and/or the insurer's agent and shall certify the name of the insured and his/her address, the amounts and types of insurance actually in force, and limitation to the locality covered by the policy, the policy beginning and ending dates and an agreement to notify, in writing, the City of St. Joseph customer service manager, customer assistance department, 15 days prior to the termination of the policy. Such insurance shall be retained in force at all times during demolition wrecking or razing of the structure or structures for which a permit is issued. Any permit issued in this section shall automatically terminate upon the lapse or termination of the required insurance coverage.

Minimum coverage shall be in the following amounts:

Death or injuries: \$100,000.00 per person; \$300,000.00 per occurrence.

Property damage: \$200,000.00 per occurrence.

The amount stated above shall be deemed minimum coverage and shall not preload the code official from requiring greater coverage when, in his/her judgement the means, scope, method, special conditions or circumstances of the demolition, wrecking or razing in dictate.

- d) The issuance of a permit hereunder shall be conditioned among other things mentioned that person, firm, or corporation will pay any and all damages which may be caused to any property, public or private, within St. Joseph and any and all claims for personal injury when injury is caused or inflicted by such person, firm, or corporation or their agents, servants, employees, contractors, or subcontractors and shall further condition that the City or St. Joseph shall be saved harmless from all costs, loss or expense arising out of the carrying on such business.
- e) In the wrecking, demolishing or razing of any building or structure, the work shall be carried on in conformance with good engineering practice. Backfill material shall be clean earth free from organic matter. Use of any other type of backfill material shall require authorization of the code official and shall be stated on the permit. Should stone, brick or concrete be authorized as a supplement for a portion of the backfill, it must be a minimum of 12 inches below grade level. The supplement should not exceed 20 percent of the total backfill and should be thoroughly compacted.