

# Demolition of an Entire Structure

## SUBMITTAL REQUIREMENTS

- Permit application
- Owners written authorization prior to releasing the permit
- Name and address of the owner of the building or structure
- Address of the building or structure to be demolished
- Erosion Sediment Control (ESC) is required prior to starting work
- Plans or sketch and a complete schedule for demolition work
- Length of time required to complete the proposed work
- Type of equipment used for wrecking
- Proof of Disconnecting Service Lines: Electric and gas service must be disconnected at the service disconnect point. All water, steam, storm and sanitary sewers or other service lines must be shut off and capped *outside* the building line or at the curb prior to demolition. The permit holder is responsible for notifying each utility company



## CONTRACTOR LICENSING & INSURANCE:

**BUSINESS LICENSE:** A current Lenexa business license which can be obtained from the Department of Community Development.

**CONTRACTOR LICENSE:** Demolition contractors are required to have a valid contractor's license through Johnson County, KS Contractor Licensing.

- **Class A or B for commercial building/structures.**
- **Class C for residential structures.**

**Performance Bond Required:** A \$5,000.00 performance bond ensuring that the principal will pay any and all damages caused to any property, public or private, when inflicted by the principal or his agent, employee, workman, contractor, or subcontractor. The bond must be conditioned also that the principal will serve, indemnify and protect the City from any and all liability, and that he will, comply with all ordinances of the City and comply with the terms of his permit.

## CONDITIONS OF THE PERMIT

**Stairs and Ladders:** All stairs and ladders must be maintained in a safe condition. At least 1 stairway must be accessible as each floor is demolished.

**Protection of Persons and Property:** The work must not begin until the structures required for protection of persons and property are in place.

**Notification:** Once the permit is issued, the permit holder must notify the Building Inspections Division at least 24 hours before starting to work.

**Warning Signs:** When required, demolition jobs must be provided with danger signs and conspicuously posted around the property.

**Loads:** Structures or parts of structures or any floor or temporary support, scaffold, sidewalk, barricade, bridge, device or equipment shall not be loaded in excess of the safe carrying capacity.

**Lights:** Between sunset and sunrise adequate lights must be provided to properly protect persons and property. All walkways are to be provided with lights as follows:

- ◆ Amber lights, at least 100 watts, on the street side of the walkway at both ends and near the corner.
- ◆ Other lighting consisting of 60 watt lights spaced every 10 feet along the walkway.

## Environmental Permit List

This is a list of environmental permits which are sometimes overlooked by developers, builders, realtors, leasing agents, and other business people in Johnson County when they are applying for the usual building permits, zoning applications, etc. This list is by no means complete and it is the responsibility of developers, builders, and/or business owners to determine what permits apply to their particular operation. These permits are to be obtained prior to construction or demolition of the site. Failure to obtain the proper permits can lead to construction delays, post-building operational changes, and even enforcement actions by the permitting authority.

### Air Quality:

**Construction Permits/Approvals:** This is not to be confused with a construction permit issued by municipal building codes. Air quality regulations require a company to first obtain a Construction Permit/Approval from the Kansas Department of Health and Environment (KDHE). Types of sources that are often overlooked: Stationary engines for electrical generation, boilers, and paint booths, among others. Contact: Mike Boothe, Environmental Compliance Manager-Air Quality, Johnson County Department of Health & Environment at 913-715-6900.

KDHE website: <http://www.kdheks.gov/air-permit/forms/Overview.pdf>

**Demolition Projects:** Both federal and state regulations require either the owner or operator to have an asbestos inspection completed prior to any renovation or demolition of commercial or public structures or residential structures containing more than 4 dwelling units. For demolition a notification is required at least 10 working days prior to the start of the demolition (even if asbestos is not found during the inspection). Contact: Phil Schlaman, Kansas Department of Health and Environment, 785-296-1549. General questions: Mike Boothe, Environmental Compliance Manager-Air Quality, Johnson County Department of Health & Environment at 913-715-6939.

KDHE website: <http://www.kdheks.gov/radiation/asbestos.html>

### **Private Sewage Treatment Systems/Commercial-Industrial systems**

The program inspects new residential and commercial on-site septic systems, existing commercial systems, and existing residential systems subject to property transactions. (This does not include restaurants.) Contact: Zack Millbern, Environmental Programs Manager, Johnson County Department of Health & Environment 913-715-6934 or go to the following website:

<http://jcdhe.jocogov.org/environment/programs/onsite-sewage-treatment>

**Swimming Pool Inspection:** Public and semi-public swimming pool operations are to be inspected annually. New construction, remodeling or minor changes in the pools chlorination system or recirculation systems require a permit. Every licensed establishment requires supervision by at least one licensed operator. Contact: Steve Vogelsang, Environmental Health Specialist, Environmental Division, 913-715-6927 or go to: <http://jcdhe.jocogov.org/environment/programs/swimming-pools>

**Expiration of Permit:** Work must commence within 14 calendar days from the date the permit is issued and must be continuous until the work is completed. The time for demolition of a 1 or 2 story dwelling must not exceed 15 calendar days from the date of permit issuance. An Exception would be weather or other conditions beyond the control of the permit holder.

## **METHODS OF DEMOLITION**

**Order of Demolition:** Except when cutting holes in floors for chutes and holes through which materials are dropped, preparation of storage space and other necessary preparatory work, demolition of exterior walls and floor construction must begin at the top of the structure and proceed downwards. Each story of exterior wall and floor construction must be removed and dropped into the storage space before commencing the removal of walls and floors in the next story below. This requirement does not prohibit the demolition of a structure in sections if positive means are taken to prevent injury to persons or damage to property. The use of other methods may be permitted when approved in advance by the Building Official.

**Protecting Openings:** All floor openings and shafts not used for material chutes must be floored over or enclosed with guardrails and toe boards.

### **Removing Materials:**

Through Chutes: Materials cannot be dropped by gravity to any point lying outside the exterior walls of the building except through enclosed wood or metal chutes.

Exception: Where the distance from the property line or sidewalk is equal to or greater than the height of the demolition work, materials may be dropped to the ground, provided dust control is maintained.

Through Floor Openings: If debris is dropped through holes in the floor without the use of chutes, the total area of the hole cut in any intermediate floor (one which lies between the floor that is being demolished and the storage floor) must not exceed 25 percent of the floor area.

Control of Dust: All dust caused by materials dropped through chutes, floor openings or by other methods of removal shall be controlled by wetting sufficiently to lay the dust incidental to its removal.

Rubbish and Waste: All adjacent streets, alleys and other public ways and places shall be kept free and clear of all rubbish, refuse and loose material resulting from demolition or demolition operations.

**Site Condition:** Upon completing the removal of the building, structure or utility, the ground must be left in a clean, smooth condition. Holes in the ground basements or cellars must be filled with inorganic material, provided that the top 1 foot of fill shall be clean earth. The filling may not be required when a building permit has been issued for a new building on the site and the construction is to start within 60 days after completing the demolition. The permit holder must provide a temporary barricade protecting the excavation on all sides. Temporary barricades may remain in position for a time not exceeding 5 days, after which a solid barricade must be provided or the excavation filled.

## **FOR MORE INFORMATION**

City of Lenexa  
Department of Community Development  
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Lenexa, Kansas 66215  
913-477-7500 / (FAX) 477-7730  
www.lenexa.com

Revised February 1, 2013