

Village Of Cadiz

Zoning Administrator-Brandon Ludwig 740-942-8844 Ext 234
Zoning Code Enforcement-Chief D. Ryan McCann 740-942-8844 Ext.228

Demo Permit

Date: _____

Name of Applicant: _____

Address of Demo: _____

Owner of Property:

Name: _____

Address : _____

Phone : _____ E-Mail _____

Applicant Signature : _____

Contractor Information:

Name: _____

Address: _____

Phone: _____ E-Mail: _____

Village Use Only:

Demo Permit: (Approved) / (Denied)

Zoning Administrator/Code Enforcement Officer

Date

Fee: \$ 50.00

Permit # _____

1301.01 PERMIT FOR REMOVAL.

(a) No person, firm, corporation or other entity, whether acting as owner, contractor, subcontractor, or otherwise, shall commence to raze, demolish, or tear down any building or part thereof consisting of more than 200 square feet floor space, nor shall any person, firm, corporation or other entity raze or demolish by fire any building of any dimension whatsoever without first obtaining a permit therefor from the Village.

(b) Such permit shall be issued by the Building Inspector upon application by the owner and/or person, firm, corporation or other entity undertaking razing of such building. Each such application shall be accompanied by proof of liability insurance in a solvent insurer in the amount of not less than three hundred thousand dollars (\$300,000) coverage for personal injury and one hundred thousand dollars (\$100,000) property damage. In addition, each such application shall be accompanied by proof of compliance with the provisions of Ohio's Workers' Compensation Laws. (Ord. 86-34. Passed 12-18-86; Ord. 98-31. Passed 7-16-98.)

(c) (1) The Building Inspector shall have the right to waive or modify such requirements of subsections (a) and (b) hereof as he deems appropriate. Prior to granting such waiver or modification, the Building Inspector shall determine:

A. That the demolition activities will not create a risk of harm or injury to any in the immediate area of the demolition;

B. That the applicant has sufficient assets and resources with which to indemnify and hold the Village harmless for all liability, claims, demands, actions and causes of action which would arise out of the demolition activities resulting from damage or injury to property or persons; and

C. That the applicant has executed and delivered to the Village a written agreement of indemnity holding the Village harmless from such damage or injury.

(2) In the event such waiver is granted the application fee shall be reduced.

(Ord. 98-31. Passed 7-16-98.)

1301.02 ADDITIONAL REQUIREMENTS FOR RAZING OR DEMOLITION.

Every application for permit for razing or demolition as provided in this chapter shall be accompanied by specifications setting forth the means by which the owner, contractor, subcontractor or other entity conducting such demolition will comply with the following requirements for razing or demolition. And each applicant for permit as herein provided shall comply with all terms and provisions of such specifications:

(a) All concrete or similar floors shall be so broken as to provide adequate drainage during the following demolition or razing.

(b) Any and all sanitary sewers within any building to be demolished as herein provided shall be sealed at outlet according to specifications provided by the Village.

(c) No basement or other on-site excavation shall be backfilled in whole or part with any combustible material.

(d) No rubbish, debris, lumber, glass or other similar materials from a razed or demolished building shall remain upon the lot or tract of land upon which such building was located longer than ten days following razing or demolition.

(e) No salvage material shall be stored upon the premises where any building has been demolished so as to create a fire hazard or unsightly condition thereon.

(f) Razing and demolition projects shall be conducted in accordance with the laws of the State of Ohio governing and regulating demolitions of buildings and especially the provisions of Chapters 3781 and 3791 of the Ohio Revised Code.

(g) Protective measures shall be provided to ensure the safety of persons and property in proximity to demolition or razing areas.

(h) Adequate measures for dust control shall be provided for each demolition or razing.

(i) Adequate barricades, warning lights and similar safety devices shall be erected so as to effectively warn the public of the existing danger of demolition or razing.

(Ord. 86-34. Passed 12-18-86.)

1301.03 PERMIT FEE AND TERM.

(a) Each application for a permit as hereinbefore provided shall be accompanied by a non-refundable application fee in the amount of fifty dollars (\$50.00).

(Ord. 97-30. Passed 7-17-97.)

(b) Any permit issued on such application shall be valid for thirty days from and after the date of issuance. Upon good cause shown, the Building Inspector may grant a single, thirty- day enlargement of term of any such permit.

(Ord. 86-34. Passed 12-18-86.)

All Village of Cadiz utilities must be disconnected prior to any demolition to any dwelling having said services. Village sewer must be located and capped off at contractor's expense with reasonable distance from structure to main line.

Village water line must be shutoff at curb before demo and disconnected so any excavating work will not pull service from main line.

All Village Ordinances can easily be viewed on our website (villageofcadiz.com) under Council section Codified Ordinances.

**Village of Cadiz
128 Court Street
Cadiz, OH 43907
740-942-8844**