

BUILDING DEMOLITION

A. Compliance

1. All work and safety precautions in any demolition operations shall be in conformity with the provisions of this section and, if not provided for in this section, in conformity with accepted safe and sanitary practice to insure protection of the workers and the general public.

2. All demolition operators and/or companies must show proof of insurance before any work can begin.

B. Completion of work

1. After demolition work has been started, such work shall be continuously and diligently carried on during regular working hours until the demolition is complete, and until all resultant materials and debris have been removed from the site.

2. All construction must be completed within 15 working days.

C. Service connections.

1. Before a building can be demolished, the owner or agent shall notify all utilities having service connections within the building, such as water, electric, gas, sewer, and other connections.

2. A demolition permit shall not be issued until a release is obtained from the concerned utilities, stating that their respective service connections and appurtenant equipment, such as meter regulators, have been or will be removed or sealed and plugged in a safe and approved manner.

D. Procedure generally.

1. In the demolition of buildings other than those of wood-frame construction, one story at a time shall be completely removed.

a. Walls, sections of walls, chimneys, or other building parts shall not be allowed to fall in mass upon upper floors or similar elevations, except by approval of the Board of Public Works and Safety.

b. Bulky material, such as beams and columns, shall be lowered and not allowed to fall.

2. Wrecked material or debris shall not be stored upon floors or similar elevations in excess of the allowable load for such floors or similar elevations.

3. Removal of wrecked material or debris from floors.

a. Wrecked material or debris shall not be thrown to the ground or from floor to floor, unless the area, including boundary wall openings, is closed off.

b. If existing elevators are used for the removal of wrecked material or debris,

they shall not be loaded beyond the rated capacity of the elevator.

c. Where material hoists are used, they shall conform to the requirements prescribed by the applicable sections of the Indiana Code.

4. a. All glass doors, windows, mirrors, and the like, shall be removed from the section to be demolished before work is started.

b. Stairways and their supports shall be maintained in a safe condition as long as the work will permit.

c. Scaffolding.

1. In demolishing masonry walls with hand labor, scaffolding shall be provided, unless an interior floor is located not more than 12 feet below the working level.

2. All scaffolds shall be supported in a substantial manner and shall conform to the requirements prescribed by the applicable section of the Indiana Code.

d. In all demolition operations, where there is danger of flying particles, the permittee shall provide suitable eye protection and hard hats, and it shall be the responsibility of the workers to wear such protection.

E. Use and sanitation of site and adjacent land.

1. The permittee under this section shall, so far as is reasonably possible, confine all work and storage of materials or debris upon the land where the work is being prosecuted.

2. The permittee shall keep all neighboring and adjacent land free from debris and waste material arising from the demolition operation.

F. Use of public property.

1. Public property shall not be used for the storage of materials or equipment, or for the operation of equipment.

2. Nor shall any fence, railing, barricade, walkway, canopy, shed, scaffold or other construction or protection be erected on public property without the approval of the Board of Public Works and Safety.

3. Any such use shall be maintained safely and in a nonhazardous manner, and approval for such use shall be revoked when unsafe conditions and care are not properly corrected after notice to do so.

4. The use of public property incidental to demolition operations shall conform to the additional limitations and restrictions imposed by the Police and Fire Chiefs, as deemed necessary by them for safety to life and property, and for the maintenance of traffic on sidewalks and roadways.

G. Storage and handling of material and equipment.

1. No material and equipment shall be stored, handled or placed so as to become a hazard to the public, workers, adjoining property or to the property and structure on which it is placed.

2. No fire hydrant, public utility box, catch basin or manhole shall be obstructed or rendered inaccessible.

3. Every tree on public property, light pole, and utility pole shall be protected free from damage, and no material shall be piled or equipment placed so as to interfere with the proper drainage of the street or other property.

H. Diversion of traffic.

1. When, in the opinion of the Fire Chief, a sufficient hazard to traffic on any sidewalk or roadway exists because of the condition of the building being demolished, the Board of Public Works and Safety shall authorize the Police Chief to close off such areas from vehicular or pedestrian traffic, and to divert it as may be otherwise necessary.

I. Driving over sidewalk or curb.

1. No person shall drive over a sidewalk or a curb, other than at a properly constructed driveway, for any purpose in connection with demolition operations, including the delivery or removal of materials, without first obtaining permission of the Street Department.

2. Such permission to drive over curbs or sidewalks does not limit the liability against damage or injury to property, and the permittee shall be fully liable for any and all damage or injury caused thereby.

3. Whenever a curb or sidewalk is used for temporary drive-over purposes, a suitable wood mat or pad shall be placed over the same to prevent damage to the sidewalk or curb, and to protect pedestrians from broken pieces of walk or ruts worn into it.

a. The mat or pad shall have a solid and smooth surface for the entire width of the paved and used walk, and shall have chamfered edges, not to exceed an angle of 30 degrees with the horizontal, fitting tightly to the walk where the mat comes in contact with it.

b. All mats shall be kept in good repair and free from holes, loose parts, obstructions and waste material; except that sand shall be sprinkled on the mats when they become slippery.

J. Protection of pedestrians.

1. Protection for pedestrians on sidewalks or walkways shall be provided and maintained in conformity with this section during all times when they might be endangered by the demolition operation.

2. Such protection shall consist of barricades, fences or sidewalk sheds approved by the Board of Public Works and Safety; except that an approved sidewalk shall be provided and maintained whenever material is being moved over the sidewalk or walkway by derrick, hoist or chute, or whenever the building being demolished is more than 25 feet high and is located 15 feet or less from the sidewalk or walkway.

K. Maintenance of walkways.

1. Where deemed necessary by the Street Commissioner, a safe walkway, not less than four feet wide and of greater width, shall be maintained as a continuation of abutting sidewalks at all demolition operation.

L. Barricades and fences.

1. Barricades

a. A BARRICADE is an obstruction that is thrown across a walkway to prevent passage.

b. Barricades shall be substantially built and not less than three feet in height.

2. Fences.

a. A FENCE is a barrier intended to prevent intrusion or to mark a boundary.

b. Fences shall be substantially built, with tight boards, plywood or other suitable material applied on the outer fence, and not less than six feet in height.

3. When openings are required for access to the premises, they shall be equipped with sliding, in-swinging doors or gates, which shall be closed and secured at the end of each work day.

(Ord. 2004-14, passed 1-4-05) Penalty, see ' 150.99

150.03 ELECTRIC STANDARDS.

No electrical appliance, fixture, or part shall be installed in any building in any place in the city unless it bears the approval certificate of Underwriters' Laboratories, Inc., or an equivalent testing organization.

('76 Code, ' 7-19) Penalty, see ' 150.99

150.04 FIRE EXITS.

No building intended for the occupancy of people shall be constructed without at least two exits so placed that a fire situated at or blocking one exit will not also in the ordinary course of events block any other exit.

('76 Code, 7-20) Penalty, see 150.99

Cross-reference:

Fire prevention, see Ch. 92