

SEC. 4.09. BUILDING DEMOLITION.

Subd. 1. Permit Required. It shall be the duty of the owner of any building to be demolished, regardless of reason for the demolition, to secure a permit prior to commencement of any demolition activities. Applications shall be submitted to the office of the Building/Zoning Official for review. Following a review and acceptance of the proposed demolition, the Building Official shall issue a permit and inform the applicant of any special provisions associated with the demolition activities. If the application is incomplete or denied, the Building Official will inform the applicant as to the reason for denial and information required to complete the application. A notification of intent to Perform a Demolition shall be filed with the Minnesota Pollution Control Agency and approval of all plans and required inspections completed (if required) prior to commencement of any demolition activities for all structures regulated by the MPCA.

Subd. 2. Exempt Buildings. One story detached accessory buildings used as tool/storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.

Subd. 3. General Provisions. Application for a demolition permit shall include, but not be limited to:

- (1) Site address & legal description of subject property.
- (2) Proof of ownership.
- (3) Schedule of commencement and completion of work.
- (4) Copies or original authorization documents as received from any and all regulatory agencies as required.
- (5) Verification of notification to all utility providers serving the property.
- (6) Any additional information as required by the Building Official.

Protection of pedestrians during demolition shall be in accordance with Section 3303 of the Uniform Building Code in its entirety unless alternate plans are authorized by the Building Official. No building, building site, or excavation shall be allowed to be unprotected from the public at any time. Fences or other approved barriers are required to be erected and secured for unauthorized access during any time the owner or his authorized representative is not on the demolition site actively involved in the demolition.

Subd. 4. Clean Up and Disposal of Demolition Debris. All debris and waste materials generated from the demolition of any structure shall be disposed of in accordance with guidelines established by the Rock County Land Management Office and Minnesota Pollution Control Agency. All plans for disposal of demolition waste shall be submitted with the application for permit. No materials will be allowed to be left or

buried on the site. This will include, but not be limited to, any waste materials from the structure as well as any foundation materials.

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Subd. 5. Commencement and Completion. All activities authorized by issuance of a demolition permit shall be commenced within thirty (30) days of permit issuance. Unless approved, all demolition activities and site work restoration shall be completed in no more than thirty (30) days from date of commencement. Failure to complete all work authorized by permit shall constitute a violation of the Luverne City Code and said violation shall be punished as for a misdemeanor. Violations shall be deemed continuing in nature and may be treated as a new and separate offense each day (consisting of a 24-hour period commencing at 12:00 midnight) during which said violation occurs. If, after a period of not less than thirty (30) days from the date of final notice and order to complete demolition activities has been issued by the Building Official, the Building Official may cause the property to be sold and building demolished and the materials, rubble, and debris therefrom removed and the lot cleaned. Any such demolition work shall be accomplished and the cost thereof paid and recovered as a personal obligation of the property owner or assess said charges against the property involved.

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