

Demolition Permits

Planning and Development Services Department

www.opkansas.org

Demolition of buildings and structures work is covered in Chapter 33 of the International Building Code. These provisions apply to both residential work and commercial work. The following is a synopsis of those provisions with commentary.

CONSTRUCTION DOCUMENTS

Construction documents and a schedule for the demolition must be submitted when required by the building official. No work shall be done until construction documents, schedule, or both are approved. *Generally this provision would only apply to commercial sites. No work other than erecting a protective barrier (fence), disconnecting and capping the utilities should ever be done without a permit.*

PEDESTRIAN PROTECTION

The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by the building code. *This provision will generally come into play on commercial sites where there is quite a bit of pedestrian traffic next to the site.*

MEANS OF EGRESS

A party wall balcony or horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided and approved.

VACANT LOT

When a structure is demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority. *Unless construction of a new structure is to start immediately, the Building Safety Division will expect that the site shall be free of debris, be graded appropriately and be seeded.*

WATER ACCUMULATION

Provisions shall be made to prevent the accumulation of water or damage to any foundations on the premises other adjoining property. *Water shall never be allowed to pond on a site that is proposed to be left vacant.*

UTILITY CONNECTIONS

Service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the authority having jurisdiction. *Confirmation of the disconnection of service utility connections from the various utility companies are required before a demolition permit will be issued.*

FENCES

Where structures are being demolished a six foot high fence is required to be erected and maintained in order to keep unauthorized individuals away from the hazards associated with the demolition and debris removal. The barrier shall be adequate strength to resist wind pressure. The building official may waive

the requirement for the fence for small structures that can be demolished in a short time period. Demolition debris or partially demolished structures shall always be protected. *Generally, if the demolition work and debris removal will take longer than one working day a fence will be required. No excavation or demolition debris shall ever be left unprotected by a protective barrier.*

INSPECTIONS

If a protective barrier and/or pedestrian walk way are required, it shall be inspected prior to demolition work beginning. A final inspection is required once the demolition work has been completed. Inspections can be requested by calling (913) 895-6220.

EROSION CONTROL

A signed and sealed erosion control plan must be submitted to and approved by Engineering Services for all demolition sites where more than 1 acre of area will be disturbed including parking lot removal. Temporary erosion control measures as indicated on the approved plans must be installed when required prior to any demolition. The site must have perennial vegetation established on 70% of the disturbed area prior to the permit being closed. Temporary erosion control measures are required until the vegetation is established.