



## ALLEN COUNTY, INDIANA BUILDING DEPARTMENT

200 E. Berry Street/Suite 180 FORT WAYNE, INDIANA 46802-1299 PHONE: (260) 449-7131  
Joseph Hutter, Allen County Indiana Building Commissioner

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### **Building Department Guidelines for Structural Demolition**

Allen County Rules and Regulations Chapter 4, Section A, requires any person or entity who desires to engage in demolition of a residential or commercial structure obtain a permit for such demolition.

A. The permit holder shall comply with all applicable laws and ordinances governing the disposal of materials, debris, rubbish and trash on or off the permit location, and shall commit no trespass on any public or private property in any operation due to or connected with the demolition and clearing of the site.

B. Appropriate agencies will need to be contacted for all utility shut offs. Notification of shut offs **MUST** be submitted to our office by the appropriate agency before applying for the permit. No work shall commence until a wrecking permit has been issued.

C. Each structure shall be removed and the site shall be property cleared.

D. The permit holder hereby agrees to the following requirements regarding the demolition of the above structures:

1. Demolish and remove all building and appurtenances thereto.
2. Maintain control over operations to eliminate hazards to area residents. Existing public streets, curbs and sidewalks shall be protected from damage. Permit holder shall be liable for any and all damage to curbs, streets, alleys, and all other public or private property which may occur during demolition and removal of debris from site.
3. The basement walls and all other concrete slabs, footings, sidewalks, steps, etc. shall be removed a minimum of three (3) feet below finished grade. Material used for backfill shall consist of solids only; wood content shall not exceed five percent (5%) and backfill shall be compacted thoroughly. Basement floors shall be broken for a minimum of twenty percent (20%) of floor area uniformly distributed. No more than ten percent (10%) of the demolition debris may be left on site as backfill.
4. All sewer and drain lines shall be cut and plugged by the permit holder. (It is the permit holder's responsibility to schedule necessary inspections with the Water Pollution Control Department.)

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5. Permit holder shall call for and receive at least two (2) inspections, related to the wrecking permit, by the Allen County Building Department. The first inspection shall be made after the basement floor has been broken and after the basement walls have been removed, as covered in item C-3, herein, and before any backfill has been placed.

The second inspection shall be made after the backfill is completed and after all debris is removed from site. Backfill is to be appropriately crowned above the surrounding grade so that when the backfilled area settles, it will not pocket water.

It shall be the permit holder's responsibility to call for each of these inspections. Failure to do so shall constitute a violation of specifications and may subject the permit holder to fines and penalties.

6. Permit holder shall be liable for any and all damage to curbs, streets, alleys, and all other public property caused during demolition and removal of debris from site.

7. It shall be the responsibility of the permit holder to leave an area in a clean manner. No debris shall be left on site. The top 12" of any fill shall be with a soil suitable for support of vegetation and area must be seeded and straw covered.

8. It shall be the responsibility of the permit holder to contact the appropriate agencies for all utility shut offs. Additionally, all commercial structures will require IDEM notification and Asbestos surveys.

9. It shall be the responsibility of the permit holder to make sure that the Allen County Building Department receives any and all required paperwork before demolition begins, and before permits can be issued.