

ORDINANCE 2014-40

AN ORDINANCE ESTABLISHING CHAPTER 14 BUILDINGS AND BUILDING REGULATIONS, ARTICLE IX. - DEMOLITION AND WRECKING.

WHEREAS, it is vital to the public health, safety, and welfare of the residents of the Town of Griffith that demolition and wrecking of buildings and structures be performed in an orderly, neat and sanitary manner; and

WHEREAS, the remaining site of completely and properly demolished buildings should be cleaned up so as to contribute to a healthier and more vibrant community; and

WHEREAS, to ensure that demolition and wrecking of buildings and structures within the Town is properly controlled, the Town Council of the Town of Griffith believes that it is in the best interest of the Town and its residents to adopt regulations concerning same; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Griffith, Lake County, Indiana, that Chapter 14 Buildings and Building Regulations, Article IX - Demolition and Wrecking be established to read as follows:

Article IX. Demolition and Wrecking

Sec. 14-465 Permits.

It shall be unlawful for any person to perform any demolition or wrecking work upon any structure or building within the Town of Griffith without first obtaining all necessary permits from the Building Department. The permit shall be issued for 14 days, unless the terms of the permit explicitly list a shorter or longer period. For the purposes of this Article, the permittee responsible for the demolition or wrecking, whether an individual, organization, company or corporation is hereafter referred to as the contractor. All work must be completed within the issued period of the permit. The contractor must confer with the Building Department as to what specific type of barricade, if any, must be erected around the demolition work. The contractor must obtain permission from the Town of Griffith Police and Public Works Departments before blocking any portion of any streets, sidewalks or alleys.

Sec. 14-466 Responsibilities and assumption of risk.

The contractor will assume and bear all risks of damage to, or failures of, the work, and all risk of any accident or accidents, from whatsoever cause arises, until the work has been completed.

Sec. 14-467 Safety.

The contractor performing the demolition or wrecking will take special care in the removal of buildings that are adjacent to other buildings, utilities (either above or below grade), or any other structure whatsoever which is not included in the scope of demolition. If, in the opinion of the Building Commissioner or the Town Engineer, the method of demolition proposed to demolish or wreck the subject building or structure will create excessive danger, risk of damage, noise, dirt, dust, flying debris or particles, or interfere with the use of an adjacent building, the contractor will employ hand methods or other specified methods of performing the demolition.

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Sec. 14-468 Notification and disconnection of utilities.

In addition to contacting the Indiana Underground Plant Protection Services prior to beginning demolition, wrecking, or any excavation in connection therewith, the contractor must also ensure that utilities are safely turned off and disconnected so as not to present a safety hazard.

(a) The contractor shall notify Northern Indiana Public Service Company (NIPSCO) at least 48 hours in advance of his intent to demolish a building to verify that the electrical service is discontinued. NIPSCO will be required to shut off the electric power and remove the wires from said building at the weatherhead to the power pole. The electric meter is and will remain the property of NIPSCO.

(b) The contractor shall notify NIPSCO at least 48 hours in advance of his intent to demolish a building to verify that the gas service is discontinued. NIPSCO will be required to shut off the gas service to the building at the main and remove approximately one foot of service piping adjacent to the corporation cock. The contractor shall cap the gas pipe at the closest point to the foundation wall. The gas meter is and shall remain the property of NIPSCO.

(c) The contractor shall notify the Town of Griffith Water Department at least 48 hours in advance of his intent to demolish a building to verify that water service has been discontinued. The Water Department will be required to shut off the water service to said building at the main and remove approximately one foot of service piping adjacent to the corporation cock. The contractor shall crimp the service pipe at the foundation wall. The water meter is and shall remain the property of the Town of Griffith.

Sec. 14-469 Procedure for demolition.

(a) The contractor shall disconnect from service and securely plug the existing house sewer service line at the first pipe joint within private property. The sewer shall be sealed watertight with a concrete or other permanent plug and marked for future reference with a stub marker. The contractor shall be responsible for any damage done to any underground structure or utility. The disconnect must be inspected by the Town prior to backfilling the excavation.

(b) All work will be done in a manner such as to avoid hazards to persons and property and interference with the use of adjacent buildings or interruption of free passage to and from such buildings. Care shall also be taken to prevent the spread of dust and flying particles after work has started on any building. The work on that building shall be continued to completion promptly and expeditiously so as not to allow partly demolished buildings or structures to sit idle and exposed to view.

(c) In the wrecking of the structural elements of a building, the work shall begin at the top thereof, and the building shall be wrecked progressively downward one story at a time. The columns, beams and hoists supporting the floor of any story shall be left in place until the walls, flooring and partitions of that story are completely removed. No wall or part thereof shall be permitted to fall outwardly from any building except through a chute or by other means or methods which will insure safety and minimize dust, noise and any other nuisance on completion of the work.

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- (d) The contractor is solely responsible for any harm or injury to any persons, or damage done to adjacent buildings or property including fences, trees and shrubs.
- (e) The contractor shall remove all concrete slabs, sidewalks within the property, sidewalks in the public right-of-way (only if required and directed by the Building Commissioner to do so), basement walls, footings, drain pipes, storage tanks, and any other type of debris encountered within the excavation area.
- (f) The excavation area shall not be filled until the contractor has called the Building Department for an inspection. No portion of the excavation may be filled until the Building Department has inspected and approved same.
- (g) The excavation area must be filled with clean sand or fill and compacted every 12 inches with four inches of black topsoil brought up to grade and seeded or sodded.
- (h) The contractor is responsible for any damage caused to streets, curbs and sidewalks.
- (i) The contractor shall be responsible for keeping the site and adjacent properties and/or right-of-ways clean and orderly during the course of the work, and the removal and disposal of all debris during and/or at the completion of the work. All materials and equipment that are removed shall belong to the contractor.
- (j) No material, debris or equipment shall be placed within 30 feet of any fire hydrant. All fire hydrants shall be accessible at all times.

Sec. 14-470 Hazardous materials.

- (a) In the event that hazardous materials, asbestos, lead paint, PCB's or known carcinogens are discovered prior to or during demolition in which disposal may fall under the jurisdiction of local or state codes and/or federal regulations for proper disposal, their regulations shall be complied with by the contractor.
- (b) In the event that hazardous materials are present, the contractor performing the work must be qualified and/or certified for the removal of such material. The contractor shall indicate to the Building Department how and where the material will be disposed of in conjunction with and per jurisdictional code and federal regulations.

Sec. 14-471 Insurance.

- (a) The licensed and bonded contractor shall maintain comprehensive liability insurance coverage protecting the owner of the property, the Town of Griffith, the contractor and any subcontractor(s) performing work covered by this Article from any and all claims which may arise from operations under the ordinance, whether such operations are performed by the contractor or any subcontractor or anyone directly or indirectly employed by either of them.

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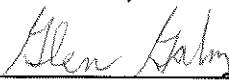
- (b) The minimum amounts of insurance shall be as follows:
- (1) Bodily injury including death:
 - a. Each person: \$300,000.
 - b. Each accident: \$1,000,000.
 - (2) Property damage:
 - a. Each accident: \$100,000.
 - b. Aggregate: \$1,000,000.
 - (3) Proof of such insurance coverage shall be evidenced by submitting a certificate of insurance to the town prior to a permit being issued.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that any and all such Ordinances or parts of Ordinances of the Town of Griffith that are in conflict with the provisions of this Ordinance are hereby repealed and of no further force or effect.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that this Ordinance shall be in full force and effect from and after its passage and posting in accordance with the law.

PASSED AND ADOPTED by the Town Council for the Town of Griffith, Lake County, Indiana this 7th day of October, 2014.

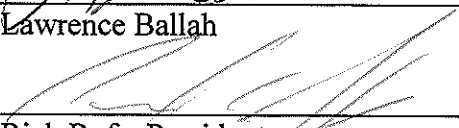
COUNCIL MEMBERS OF THE TOWN OF
GRIFFITH, LAKE COUNTY, INDIANA



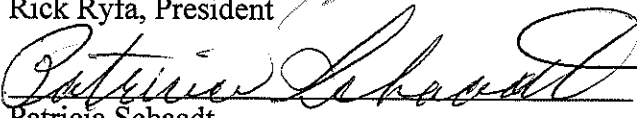
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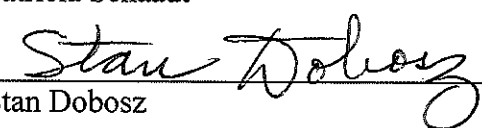
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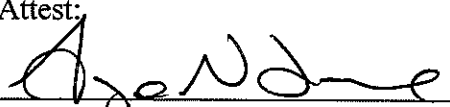
Rick Ryfa, President



Patricia Schaad



Stan Dobosz

Attest:


George N. Jerome
Clerk-Treasurer