

**DEMOLITION PERMIT APPLICATION**

City of Tipp City  
260 South Garber Drive  
Tipp City, OH 45371-3116

937-667-8425

Office of the  
City Manager

Permit # \_\_\_\_\_  
Fax: 937-667-5816

**LOCATION OF DEMOLITION**

Site Address:	Tipp City, OH	45371	Tax Parcel # <b>G15-</b>	
Parcel Owner:	Mailing Address:	State:	Zip:	Phone:
Subdivision:	Lot Number: Inlot or Outlot #:	Parcel Size: Circle One Square Feet or Acres		

**DESCRIPTION OF DEMOLITION**

RESIDENTIAL ( )	COMMERCIAL ( )	INDUSTRIAL ( )	OTHER ( ) Describe:	# of Structures
Description of Work:				Current Use of Structure:
No. of Stories:	Height: Feet	Total Sq. Ft.: S.F.	1 <sup>st</sup> Floor: S.F.	2 <sup>nd</sup> Floor: S.F.
Is the Structure to be Demolished within the Old Tipp City Restoration and Architectural District? YES ( ) NO ( ) If yes, attach a copy of the approved Certificate of Appropriateness to this Application. §154.052(L)				

**DEMOLITION CONTRACTOR INFORMATION**

Name:	Address:	City:	State:	Zip:
Business Name:		Phone:		Fax:
Insurance Carrier:		Policy #:		Telephone #:
Location where demolition debris will be taken:		Phone #:		

**UTILITY NOTIFICATION – Call O.U.P.S. 1-800-362-2764**

It shall be the owner/contractor's responsibility to notify all utilities and obtain disconnection notices prior to the issuance of this permit. Please  each box indicating that the utility has been appropriately notified and disconnected.

City Water <sup>1</sup> <input type="checkbox"/>	City Sewer <sup>1</sup> <input type="checkbox"/>	City Electric <sup>1</sup> <input type="checkbox"/>	Private Well <input type="checkbox"/>	Private Septic <input type="checkbox"/>
Natural Gas*, Propane, or Fuel Oil <input type="checkbox"/>		Cable <input type="checkbox"/>	Telephone <input type="checkbox"/>	Alarms <input type="checkbox"/>
Ohio Utilities Protection Service Notification – 1-800-362-2764			Date called:	Confirmation #

<sup>1</sup> All City utilities must be disconnected in accordance with the requirements of the Tipp City Utilities Director.

**AGENCY NOTIFICATION/APPROVAL**

It shall be the owner/contractor's responsibility to obtain all other agency required permits and approvals prior to the issuance of this permit. Please attach certification from the Ohio Regional Air Pollution Control Agency (RAPCA) and Ohio Environmental Protection Agency (EPA) as required. Please <input checked="" type="checkbox"/> the appropriate boxes below.	
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**Is RAPCA Notification/Approval Attached? Yes ( ) No ( ) If no, please explain:**

**Is EPA Notification/Approval Attached? Yes ( ) No ( ) If no, please explain:**

**Street Closure Permit Requested? No ( ) Yes ( ) Attach copy:**

**Dumpster Permit Requested? No ( ) Yes ( ) Attach copy:**

**\$500.00 Contractor's Maintenance Deposit Form**  Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_

**LICENSE AGREEMENT**

Incorporated herein as part of this Demolition Permit Application is EXHIBIT "A" regarding the license agreement between the Owner and the City, which terms of the license are incorporated into the application and permit issued.

**Pages 1 to 3 – Application**

**Page 4 – EXHIBIT "A" – License Agreement**

\$40.00 Permit fee paid on \_\_\_\_\_ received by \_\_\_\_\_ receipt # \_\_\_\_\_

**Demolition Address:** \_\_\_\_\_

## SITE PLAN

The Site Plan shall at minimum contain the following:

- a. The location of all structures on the lot, with the structures dimensions, including height.
- b. Property boundaries and dimensions including distances to the structure to be demolished.
- c. All neighboring structures within 100 feet of the proposed demolition, including property owners.
- d. Streets, alleys, other manmade or natural features, north arrow, sidewalks, aprons, etc.
- e. Location of proposed dumpsters, if used.
- f. Location of all utilities.

**Demolition Address:**

## NARRATIVE

This narrative shall detail the justification for the requested demolition permit including but not limited to:

- a. A plan for clean-up/restoration of the site after removal of the structure(s) including but not limited to grading, seeding and mulching,
- b. Disposition of utilities,
- c. Evidence that all taxes and utility bills are paid in full,
- d. Time frame for clean-up and removal of demolition debris (including footers and slabs),
- e. Necessary backfilling,
- f. Plan to secure demolition site noting what safety precautions will be taken (i.e. fencing, filling basements, etc.),
- g. Clean-up and debris removal (noting where construction and demolition debris is being disposed of),
- h. Any other information that, in the judgment of the City Manager, may be necessary to completely explain the proposed demolition.

Narrative:

## **CERTIFICATION BY OWNER ONLY!**

If the property for which a demolition permit application is made is owned by an individual or more than one individual, all parties who own the property and their respective spouses shall sign all the documents necessary to obtain this permit. The term "Owner" used throughout the documents that are part of this application and permit issuance shall include all owners of the property, but shall be referred to as "Owner". It shall be the owner's responsibility to notify all required agencies, utilities and obtain disconnection notices prior to the issuance of this permit. During the proposed demolition, it shall be the owner's responsibility to maintain the site in a safe and sanitary condition. All demolition debris must be removed from the site, disposed of in an approved demolition landfill, and be in compliance with all Federal, State, County and Local regulations. Upon completion of demolition, it shall be the owner's responsibility to fill and grade the lot in conformance with established street grades, and adjoining property. Provision shall be made to avoid the accumulation of water, rubbish, and all other unsafe and hazardous conditions.

I, the undersigned owner, hereby certify by execution of this application, that the information contained in this application (including any attachments), is true and correct, that I have read and understand Code §94.29 of the Tipp City, Ohio Codified Ordinances, and that I will abide by all applicable laws governing this demolition. I further agree that no substantive change(s) in the project scope and accompanying plans will be made without approval of the City Manager or his designee. The granting of a permit does expressly or impliedly relieve owner from complying with all provisions of any other state or local law regulating demolition or the performance of demolition. Owner, hereby grants permission for the City Manager or his designee to enter onto the property at reasonable times for purposes of assuring compliance with any permits and approvals pertaining to this demolition permit, and in association with the above noted License Agreement. I understand that this Demolition Permit expires 30 days from the date of issuance, and shall be completed within 15 days of commencement of the demolition process, with an additional 15 day extension possible.

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Signature of Owner      (Date)

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Signature of Witness      Printed name

## **APPROVAL**

**As City Manager, the City of Tipp City does hereby grant this Demolition Permit in accordance with Code §94.29, based upon the information provided in this application and statements made herein. This permit expires 30 days from the date of issuance if the demolition has not commenced, and shall be completed within 60 days from the date of issuance, if the extension is granted.**

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Eric Mack – City Manager

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Date of Issuance

# Exhibit “A”

## LICENSE AGREEMENT

This License Agreement is made \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_, hereinafter “Licensor”), whose address is \_\_\_\_\_, and the City of Tipp City, Ohio (hereinafter “Licensee”), under the following circumstances:

- A. Licensor is the owner of real property located at \_\_\_\_\_, Tipp City, Ohio (hereinafter the “Property”).
- B. Licensor desires to demolish one or more existing structures on the Property, and Licensor plans to apply to Licensee for a permit to conduct said demolition.
- C. In order to correct or eliminate any unsafe condition or conditions at the demolition site, Licensee desires to obtain a license from Licensor to enter the Property before, during, and after the demolition.
- D. Licensor, by execution of this document, hereby grants to Licensee a license to enter the Property located at \_\_\_\_\_, Tipp City, Ohio 45371 on the terms and conditions provided below.

**NOW, THEREFORE, the parties agree as follows:**

1. Licensor grants Licensee a license to enter the Property from and after the date of this Agreement, subject to the terms and provisions of this Agreement, to correct or eliminate any unsafe condition or conditions at the demolition site that Licensee deems necessary or appropriate to correct or eliminate. at the demolition site. Said license to enter shall be for the period prior to; during; or after the demolition;
2. Licensor agrees that Licensee has the sole right to determine the existence of any unsafe condition or conditions at the demolition site;
3. Licensor agrees to indemnify Licensee from and against all costs incurred by Licensee to correct or eliminate any unsafe condition or conditions that Licensee deems necessary or appropriate to correct or eliminate at the demolition site.
4. Licensor agrees that said indemnification may be imposed upon the Contractor Maintenance Deposit or by any other manner allowed by law and as directed by the City Manager.

**SIGNED as of the date first written above.**

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Licensee  
Eric Mack  
City Manager  
City of Tipp City

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Licensor