



DEMOLITION INFORMATION PACKET

City of Riverview Building & Engineering
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I. Demolition Permit Application

A building permit is required for the demolition of any structure in the City of Riverview. Submit the completed application with the following:

- Gas service retirement or wrecking clearance
- Electric service retirement / wrecking clearance
- Water disconnect verification will be emailed to the building department from DPW
- Permit payment
- Picture(s) of damaged easement and or right-of-way areas prior to work

Permit Fee

\$100 for residential dwelling and \$20 admin fee
\$50 for each accessory building
\$150 for multi-family dwelling, commercial or industrial;
\$50 for each additional building

Contractor Registration

Contractor must be registered with the City of Riverview. Submit registration form with a copy of the builder and driver licenses. Contractor registration is \$50

Proof of Insurance

Sec. 86-245 requires the certificate of insurance be filed with the building department naming the City of Riverview and Raines Engineering as an additional insured.

Escrow / Bond

Contractor must deposit escrow in the amount of \$500 per property to guarantee payment for engineering inspections unless city specifies otherwise. All unused escrow funds will be refunded when the project reaches completion. A (5%) five percent administrative fee is deducted from the deposited escrow fees for the processing and handling of the escrow account.

Soil Erosion and Sedimentation Control (SESC) Permit

Contact Wayne County for any earth change/disturbance over one (1) acre in size and/or within 500 feet of a water of the state, (lake, stream, wetland, drain) within Wayne County needs a Soil Erosion and Sedimentation Control (S.E.S.C.) Permit.

Pre-Demolition Environmental Survey

One of the first steps prior to the demolition of a vacant property is to identify and dispose of the potential hazardous waste on site including but not limited to: Materials containing asbestos, lead-based paint, PCBs, mercury and other potential hazardous wastes. Removal and disposal of hazardous / special waste or soil must be performed prior to the demolition work by a certified company.

II. Utility Disconnections

The following utility companies must be contacted before demolition can be authorized to start. The wrecking clearance / service retirement notification must be submitted with the permit application. The contact information is provided below.

Water Disconnect	Contact Information	Phone
Riverview DPW	Jeff Webb, Cindy Cobb or Janice Bondy	(734) 281-4270
Gas Disconnect	Contact Information	Phone
MichCon		(800) 338-0178 Option 2
Electric Disconnect	Contact Information	Phone
DTE		(800) 338-0178 Option 1
Land Preserve Riverview	Contact Information	Phone
Quote City Land Fill	John Menna	(734) 785-5928 (734) 216-4990 (cell)
<i>The demolition permit applicant is responsible for contacting other connected utilities (i.e. telephone, cable television, or internet providers) prior to demolition.</i>		

III. Asbestos NESHAP Applicability Determination

Information regarding asbestos removal from most facilities can be found at: www.michigan.gov/deg or contact the Department of Environmental Quality (DEQ) Asbestos NESHAP Program at (517) 241-7463. The City of Riverview will provide a copy of the NESHAP Fact Sheet from MDEQ / Air Quality to help determine NESHAP regulation requirements. *Note: Riverview Landfill does not accept friable asbestos. Non-friable asbestos may be submitted provided that it is bagged and submitted separately.*

Facilities not subject to NESHAP include:

- Privately owned homes not demolished for urban renewal or as part of a public or commercial project
- Privately owned multi-dwelling units with four or less dwelling units

IV. Construction Hours

Operation of any tools or equipment used in construction, drilling, or demolition work shall be prohibited where the sound would create a noise disturbance across a residential district boundary or within a noise sensitive zone. This provision shall apply between the hours of 8:00 p.m. and 7:00 a.m. on Monday through Saturday, or any time on Sundays or holidays, but shall not apply to emergency work or public service utilities. Sec. 23.02 (C)

V. Construction Safeguards

Contractors must conform to Chapter 33 of Michigan Building Code for safety and protection. Work shall not commence until pedestrian protection is in place. Enclose excavation areas with a barrier to protect the public from potential hazards.

VI. Demolition Standards

- A. All structures and their foundations shall be completely razed to a level of two (2) feet below the ground surface or grade line and removed from the site. Razing shall include, but is not limited to, all posts, piers, walls, basement partitions, sheds, steps, thresholds, paved areas and all other above-ground items.
- B. Concrete floors shall be broken and foundation walls removed two (2) feet below grade.
- C. All basements, cellars or other areas below grade shall be backfilled and compacted in 12" lifts with clean fill / clay dirt approved by the City Engineer. Provide a letter stating where the backfill is coming from. *Note: Fill material may come from various sites or locations provided that such information is provided in a letter to the City Engineer and/or his authorized representative before work can begin.*
- D. All masonry, such as private sidewalks, driveways, driveway aprons or retaining walls, shall be removed unless such removal will create a hazardous condition or unless the owner has requested otherwise in writing.
- E. Wood partitions, stairways, furnaces, piping and other equipment, rubbish and debris located in basements or elsewhere on the property shall be removed from the site.
- F. Any damage to public sidewalks, easement or any part of the street right-of-way shall be repaired or replaced to meet City Engineer standards. (Note: Take pictures prior to work commencing of the easement and right-of-way)
- G. The lot shall be filled, compacted and graded to blend with surrounding property and sidewalk grades. Final grade to be inspected by City Engineer before top soil is placed.
- H. Final fill shall be clean top soil and a minimum depth of two (2) inches. *Final grading and vegetation shall be provided by the contractor and approved by the City Engineer and/or his authorized representative. Vegetation stabilization shall be completed within fifteen (15) days of final grading unless prohibited due to adverse weather conditions.*

VII. Inspections

A. Progress Inspection(s)

A progress inspection will be done to check the following items. The demolition contractor should plan the work to ensure only one progress inspection is needed. Call (734) 281-4242 to schedule both inspections.

Sewer and Storm Laterals Cut and Cap

The sewer lateral, and storm lateral if one exists, shall be exposed and properly capped at the lot line or at a location designated by the Engineer. Backfilling is to be done only after inspected and approved by the City Engineer. Call (734) 281-4242 to schedule.

Open Hole Inspection - Basement Floor and Foundation

Following the removal of the structure above grade, an inspection must be done before the basement can be backfilled. Backfilling is to be done only after inspected and approved by the City.

B. Final Inspection

The final inspection shall be made at the request of the demolition contractor. The Inspector will check the following items:

- All structures on the site have been removed.
- Masonry on the site has been removed
- The lot is properly filled, compacted and graded
- Final fill is at least two inches clean top soil.
- Public sidewalk, driveway approach, easement and right-of-way areas undamaged

VIII. Close Out of Demolition Permit

After the final inspection has been conducted and the site work approved, the City will close out the building permit. The City will return unused escrow monies held after the final invoice for the City Engineer's inspection(s) has been paid.