



CITY OF BRAZIL

203 East National Avenue
Brazil, Indiana 47834
Phone: (812) 446-0050
www.brazil.in.gov

Demolition Application

Permit #: _____ Date Received: _____ Total Paid: _____

1. Owner:

Owner:	Contractor:
Phone #:	Phone #:
Email:	Email:

2. Demolition Contractor Information:

3. Location Information:

Demolition Address:	Type of Demolition: Circle all that apply	Tower's/Tanks/Wells	State/Federal Permits: if required	
	Building (s), including foundation	Basement	Yes	No

4. Proof of Disconnection of Utilities:

Gas		Electric	
Water		Sewer	

5. Proof of Notification of Police & Fire Dept

Police			Fire	
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6. Name & Location of Landfill where debris will be disposed of:

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Start Date:		Completion Date:	
Performance Bond:		Bond #	
Proof of General Liability Insurance on an amount not less than \$1,000,000.00:		Yes	No

7. Inspections:

<input type="checkbox"/>	Without basemet (1 Inspecton)	<input type="checkbox"/>	<input type="checkbox"/>	With basement (2 Inspections)
<input type="checkbox"/>	Final Inspection (Issue Certificate of Occupancy)			

Applicate Signature:	Date:
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Planning Administrator Signature:

****Note: It is the contractor responsibility to contact the building inspector for required inspections!****

ORDINANCE 5-2022

CITY OF BRAZIL, INDIANA COMMON COUNCIL

**AN ORDINANCE ESTABLISHING A DEMOLITION PERMIT SYSTEM
FOR THE CITY OF BRAZIL, INDIANA**

WHEREAS, the City of Brazil desires to establish a system to regulate demolition within the corporate limits of the City of Brazil, Indiana as it is in the best interest of the citizens of Brazil, Indiana.

NOW, THEREFORE, BE IT ORDAINED by the City of Brazil Common Council as follows:

Section 1. Permit Required

It shall be unlawful to demolish any building or structure within the corporate limits of the City of Brazil, Indiana (hereinafter "City") without first securing a permit, therefore.

Section 2. Application for Permit

(A) An application for a permit to demolish any building or structure in the City shall be submitted to the Planning & Zoning Administrator. Such application shall give the location of the building or structure, the date when demolition is to commence, approximate time which such demolition shall take, & any other information that is deemed necessary by the City.

(B) The Planning & Zoning Administrator shall prepare and maintain an application for demolition in substantial form to the application attached hereto as Exhibit A.

(C) The schedule of fees shall include application fee, permit fee, along with all inspections. The schedule for fees for demolition shall be as follows:

- i. \$100.00 when a structure does not include a basement; and
- ii. \$125 when a structure does include a basement.

(D) The Zoning & Zoning Administrator shall notify all lots immediately adjacent to the location where the demolition shall take place along with any parties that the Planning & Zoning Administrator may deem necessary before the start of demolition. Said notice shall be provided no later than 48 hours prior to the start of demolition.

Section 3. Fees, Inspections and Evidence of Insurance

Before a permit is issued:

(A) In addition to the fees set forth above, there shall be a fee for moving any utility facilities (as determined by the City) and a late permit fee of \$250.00 will be charged for any demolition work commenced without first obtaining a demolition permit.

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(B) An authorized representative of the City shall inspect the premises where the demolition is to take place, and ascertain that provision for proper care has been made so as not to endanger any sewer or water connection with the City's systems, or any electrical wires or installations, and report same to the Planning & Zoning Administrator; and

(C) Evidence showing that adequate liability insurance has been obtained by the applicant, or the contractor or agent acting on their behalf.

Section 4. Issuance of Permit

The Planning & Zoning Administrator may issue a permit for such demolition upon submittal of an appropriate application and compliance with Sections 2 and 3.

Section 5. Inspection of Property Before / After Demolition

(A) To ensure that the property is in a proper and safe condition after demolition, the property will be inspected by the City Building Inspector.

(B) By proper and safe condition, it is meant that all debris is cleared away, and that if any excavation is to be used for any purpose within two (2) months of such demolition, then adequate barricades, lighted at night, shall be installed around the perimeter of such excavation.

Section 6. Care and Protection During Demolition

All work of such demolition shall be performed in a workmanlike manner and with the least amount of noise possible. Care shall be taken to protect neighboring structures with adequate shoring and whatever else is needful to protect such structures. Adequate protection shall be provided to prevent injury to any city or public utility or pertinence. It shall be the duty of all persons working on or responsible for such demolition to see to it that children are warned away from such premises and are not permitted to play in or on or frequent such structures.

Section 7. Excavation and Filling

(A) If excavation is necessary from demolishing, it is to be filled in and the material to be used for such fill should consist of clay, and/or bank run, gravel (or equivalent), and no appliances, such as stoves, refrigerators, freezers and similar items, shall be used, no wood materials are to be used for filling, and no brick, concrete block, from either the demolished structure, from which the demolition site, or from offsite, shall be used to fill the excavation cavity. In the filling of such excavation the provisions contained in Fees, Inspections and Evidence of Insurance shall be adhered to as it relates to danger to sewer or water connections, or electrical wires or connections. Such tilling shall also provide for proper and adequate drainage. Any backfill shall be placed in lifts and properly compacted.

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(B) Basement walls, or other subgrade structures, including basement floors, if present on the demolition site, shall be completely removed and the resulting cavity backfilled as prescribed by section (A) above.

(C) The Demolition site shall be properly graded and seeded, or properly graded and stoned or paved (if it is to be a parking area). If a new structure is to be built on the demolition site within thirty (30) days of the date of the completion of demolition, the site may be allowed to be unseeded. However, if construction does not commence after said period, the site shall be seeded.

Section 8. Supervision by Authorized Representative of the City of Brazil

An authorized representative of the City of Brazil shall supervise such demolition or filling and shall inspect such premises as necessary during demolition and filling and the required capping of taps, or abandoned sewer or water lines.

Section 9. Enforcement

(A) Upon completion of demolition, the City shall inspect the property to ensure compliance with the requirements of the Chapter. If the demolition work is properly completed, the City shall issue a "Completion Certificate" to the property owner. This certificate shall allow the Owner to redevelop the property according to the requirements of the City of Brazil Zoning Ordinance and other applicable regulations, or to use the property as a yard.

(B) If the inspection performed by the City determines that the applicant is not in full compliance with the requirements of the demolition permit and this Chapter, the Planning & Zoning Administrator shall advise the applicant in writing of the terms of non-compliance. The applicant shall have thirty (30) days from the date of the notice to comply and, if full compliance is made, the City shall issue a completion certificate.

(C) In the event that the applicant fails to comply within thirty (30) days of the notice given pursuant to section (B) above, the applicant shall be in violation of this ordinance with penalties set forth below.

Section 10. Penalty

Any person or firm or corporation violating any provisions of Section 1 through 9 above shall be fined not less than \$200 and not more than \$1,000 for each offense, plus court costs and other expenses incurred in the enforcement of the said sections, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Section 11. Repeal of Conflicting Ordinances

All ordinance and resolutions previously enacted, or any parts thereof which are in conflict with the provisions of the Ordinance are hereby specifically repealed.