

PURPOSE OF A DEMOLITION PERMIT

Information from this permit application will be used to determine whether a project meets all applicable legal requirements of the city, including the zoning code. Several City departments will review this application and ensure that this project will coordinate with any improvements planned by the City. This permit must be approved prior to the commencement of demolition. If the demolition is associated with the immediate redevelopment of a site, meaning that construction documents for a rebuild after demo are ready for submission, the applicant may not need to submit this form, and can include demolition information in a Commercial or Residential Construction permit application instead. Please contact the Development Department if further clarification is needed.

Please submit all application materials to: piquapermits@piquaoh.gov

SUBMITTAL REQUIREMENT CHECKLIST

<input type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Requirements Checklist	<input type="checkbox"/> Bond
Application Fee: Demolition of a primary commercial structure: \$150 Demolition of a minor commercial or any residential structure: \$75		Link to payment portal - https://swipesimple.com/links/lnk_b5f8e6e9 <i>If you are unsure of what amount is appropriate to pay, please seek assistance prior to submitting payment by emailing the address above.</i>	

APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name:		
Contact Person First Last Name:		
Mailing Address:		
Phone Number:	Email:	
PROPERTY OWNER INFORMATION		
First Last Name:		
Mailing Address:		
Phone Number:	Email:	

PROJECT LOCATION	Address Assignment Request	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Street Address:	Parcel ID Number:		
Zoning District:	Current Use:		

HISTORICAL RESOURCE INFORMATION		
Does the project contain a designated historic resource or is it located within a designated historic district?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
PLANNING COMMISSION, BOARD OF ZONING APPEALS, CITY COMMISSION		
Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.		

PROJECT INFORMATION – Attach additional page(s) if necessary.	
Briefly describe the nature of the project:	
Estimated Project Cost:	
Start Date:	End Date:

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
_____	_____
Applicant Name	Date
_____	_____
Applicant Signature	Title
_____	_____
Property Owner Name	Title
_____	_____
Property Owner Signature	Title

OWNER AFFIDAVIT - DELINQUENT PERSONAL PROPERTY TAXES

STATE OF OHIO
COUNTY OF MIAMI

I/we _____ am/are the owner(s) of the property known as:
(Name of Owner or Owners)

(Address: Street, City, State, Zip)

and, being first duly sworn, deposes and says as follows (answering whichever is applicable by placing an "X" before Items 1 or 2):

1. Concerning the subject property identified above, I / we are not charged with any delinquent personal property taxes on the general tax list of personal property in Miami County, Ohio.
2. Concerning the subject property identified above, I / we are charged with delinquent personal property taxes on the general tax list of Miami County, Ohio including unpaid penalties and interest in the amount of:

\$ _____

Signature of Owner(s):

Sworn and subscribed before me this

_____ day of _____, 20 _____

(Notary Public in and for said State)

LICENSE AND PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned:

(Owner or Owners) (Surety)

as owner(s) and as sureties, are hereby held and firmly bound unto the city of Piqua, OH, in the amount of \$ _____ (_____) Dollars, for the payment whereof owner and surety jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns in connection with the demolition and restoration project to be executed on the property known as

(Address: Street, City, State, Zip)

Signed this _____ day of _____, 20 _____.

THE CONDITIONS OF THE ABOVE OBLIGATION IS SUCH, that whereas the above named owner(s) Do hereby on this _____ day of _____, 20 _____, promise to complete the demolition and restoration work proposed for the above referenced location (and as described by the permit application and submittals provided with this document and from here forward referred to as the Project), and grant the city of Piqua, OH the right to enter upon the above referenced property at any time before, during, or after the planned demolition and restoration work, and the sole right to determine if any condition or conditions are unsafe, and authorize the city of Piqua to correct or eliminate any unsafe condition or conditions, and indemnifies the city of Piqua, OH for its cost to correct or eliminate any unsafe condition or conditions. The City of Piqua shall notify the owner and surety of any unsafe or other condition of the property that needs remedied and the time to remedy the condition prior to the City of Piqua eliminating the condition unless it is a condition requiring immediate attention.

Now, if the said owner(s) shall well and faithfully do and perform the things agreed to be done and performed according to the terms of this license and any permit application and submittals authorizing the Project ; and shall pay all lawful claims of subcontractors, material-men, and laborers, for labor performed and materials furnished in the carrying forward, performing, or completing of said Project; we agreeing and assenting that this undertaking shall be for the benefit of any material-man or laborer having a just claim, as well as for the obligee herein; then this obligation shall be void; otherwise the same shall remain in full force and effect; it being expressly understood and agreed that the liability of the surety for any and all claims hereunder shall in no event exceed the amount of this obligation as herein stated.

LICENSE AND PERFORMANCE BOND CONTINUED

The said surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the terms of said Project or in or to the plans or specifications therefore shall in any wise affect the obligations of said surety on its bond.

Sealed and signed this _____ day of _____, 20_____.

OWNER:

Signature: _____	Date: _____ / _____ / _____
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Printed Name: _____

Phone: (____) _____ - _____

Witness to Signature: _____

SURETY

Name of Surety Company: _____

Address of Surety Company: _____

Signature: _____ Date: _____ / _____ / _____

Printed Name: _____

Phone: (____) _____ - _____

Witness to Signature: _____



Demo Permit Site Plan Requirements

A demolition permit is required for any structure larger than 200 SF. As listed in [§ 154.127](#), all demolition permits require a site plan that contains the following information:

- The location and dimensions of all structures on the lot.
- Property boundaries and dimensions, including distances from other structures and or lot lines to the structure or structures to be demolished.
- Planned staging areas, equipment parking, and or dumpster locations.
- The location of all utilities and the disconnection and disposition thereof. *Note: In addition to ensuring all other utilities are properly disconnected and capped, it is the applicant's responsibility to contact Centerpoint Energy and to follow their standards for terminating/capping gas services. 800-227-1376*
- The natural features, landscaping, structures, or other physical improvements to be demolished

Please Acknowledge by Marking Each Item

The intended clean-up and restoration of the site, including but not limited to the work items required to satisfy the following minimum demolition and restoration standards:

- The demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to the building being demolished. All gravel/pavement or fences on the lot must be removed.
- Curb cuts for driveways must be removed at the end of each demolition and replaced. Sidewalk that is broken, shifted or is otherwise past its useful life must be replaced, and any concrete in the tree lawn area must be removed.
- Invasive species, like honeysuckle and tree of heaven, must be removed from the site. Mature trees may stay if desired.
- Where the site is being fully demolished, if there is no immediate plan to rebuild submitted, driveway approaches will need to be removed and the curb replaced.
- Placement of compacted backfill in openings or excavations and grading to match the existing surrounding surface contours.
- Placement of six inches of topsoil over all backfilled or disturbed areas.

- Placement of grass seed over all backfilled or disturbed areas covered with topsoil. *Note, hydroseeding is the preferred method of re-seeding a site. If hydroseeding is not used, seeding with straw blanket must be used.*
 - Placement of erosion control as deemed necessary by the enforcing official. *Note, for any demolition, catch basins along the property lines or within the site must be covered. The City may determine that silt fencing is required to prevent off-site erosion. Any dirt tracked into the right-of-way must be cleaned up at the end of each work day. Additional measures to prevent erosion may be required.*
 - Placement of a construction fence on standards and or any other safety precautions deemed necessary by the enforcing official.
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- Any structure to be demolished will be required to close that sidewalk for the duration of the work and follow sidewalk closure standards. A construction fence on standards will be required along the corresponding property line, or set back into the site as needed but not to impede construction debris removal.
 - Any structure to be demolished that is within 20 feet of another structure must provide information on how the adjacent structure will be protected during demolition.