

# ATHENS-CLARKE COUNTY DEMOLITION PERMIT APPLICATION

OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PHONE # \_\_\_\_\_ PLANNING DEPT APPROVAL: \_\_\_\_\_

PERMIT NO. \_\_\_\_\_ TAX MAP \_\_\_\_\_ ZONE \_\_\_\_\_

APPLICATION DATE: \_\_\_\_\_ FEE: \_\_\_\_\_

STARTING DATE: \_\_\_\_\_ COMPLETION DATE: \_\_\_\_\_

**GEORGIA EPD MUST BE NOTIFIED AT LEAST 10 WORKING DAYS PRIOR TO BEGINNING DEMOLITION  
IF ABESTOS ABATEMENT IS REQUIRED.**

I, \_\_\_\_\_ HEREBY MAKE APPLICATION TO DEMOLISH (CHECK ONE):

\_\_\_\_ INTERIOR ONLY DEMOLITION NOT TO INCLUDE ANY EXTERIOR PORTION OF STRUCTURE. NO FEE

\_\_\_\_ PARTIAL EXTERIOR DEMOLITION OF ANY PORTION OF STRUCTURE .. \$80 (\$130 IF IN FIRE DISTRICT)

\_\_\_\_ COMPLETE DEMOLITION OF THE STRUCTURE..... \$80 (\$130 IF IN FIRE DISTRICT)

Description of Demolition: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

LOCATED AT: (Address) \_\_\_\_\_

AND AGREE TO COMPLY WITH ALL ATHENS-CLARKE COUNTY ORDINANCES AND STATE LAWS REGULATING DEMOLITION, WASTE DISPOSAL, AND THE HANDLING OF HAZARDOUS WASTE.

THIS PERMIT SHALL BE POSTED AND SHALL REMAIN POSTED UNTIL THE DEMOLITION IS COMPLETED.

THE CODE OF ATHENS-CLARKE COUNTY REQUIRES THAT ALL TRASH, RUBBLE, AND LITTER BE REMOVED FROM THE PREMISES; ALSO, ANY HOLES, WELLS, EXCAVATION AND ANY GROUND DEPRESSIONS THAT WILL HOLD WATER TO BE FILLED IN A SAFE AND SANITARY MANNER BY THE ABOVE CONTRACTOR.

THE SUPERVISION OF SAID DEMOLITION SHALL BE UNDER THE CONTROL OF THE CONTRACTOR, AND THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS ATHENS-CLARKE COUNTY FROM ANY AND ALL LIABILITY, IF ANY, BY REASON OF A FAILURE OF THE CONTRACTOR TO EXERCISE ORDINARY CARE IN PERFORMING SAID DEMOLITION JOB.

ALL LAND DISTURBANCE ACTIVITIES ASSOCIATED WITH THE DEMOLITION SHALL BE IN COMPLIANCE WITH THE ATHENS-CLARKE COUNTY AND STATE OF GEORGIA SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS.

I AGREE TO THE ABOVE STIPULATIONS. THIS APPLICATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I/WE AGREE TO CONFORM TO ALL LAWS AND ORDINANCES OF ATHENS-CLARKE COUNTY

CONTRACTOR/APPLICANT NAME \_\_\_\_\_

CONTRACTOR SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_ BUSINESS LICENSE # \_\_\_\_\_

Method of Demolition and/or Renovation activity and description of work practices and engineering controls to be used: (Please Include Statement of How Dust will be Controlled)

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**Waste Transporter:** \_\_\_\_\_ **Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_ **Telephone number:** \_\_\_\_\_

**Waste Disposal Site (Landfill Name) :** \_\_\_\_\_ **Permit #:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_ **Contact name:** \_\_\_\_\_

**Telephone number:** \_\_\_\_\_

**ASBESTOS**

**CONTRACTOR (PRINT)** \_\_\_\_\_

**LICENSE # (Attach Copy of License)** \_\_\_\_\_

**Address** \_\_\_\_\_

**Telephone Number** \_\_\_\_\_

**Waste Transporter:** \_\_\_\_\_ **Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_ **Telephone number:** \_\_\_\_\_

**Waste Disposal Site (Landfill Name) :** \_\_\_\_\_ **Permit #:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_ **Contact name:** \_\_\_\_\_

**Telephone number:** \_\_\_\_\_

- ☐ PLANNING DEMOLITION REVIEW APPROVAL (ATTACH COPY)
- ☐ CURRENT YEAR'S TAXES PAID RECEIPT (WHOLE STRUCTURES ONLY)
- ☐ ASBESTOS SURVEY ATTACHED
- ☐ COPY OF EPD NOTIFICATION ATTACHED
- ☐ PUBLIC WORKS DEPT. NOTIFIED  
(Copy of Right-of-Way Encroachment Permit, If Applicable)
- ☐ GAS CO. NOTIFIED
- ☐ POWER CO. NOTIFIED
- ☐ TELEVISION CABLE CO. NOTIFIED
- ☐ WATER & SEWER DEPT. NOTIFIED

**If any exterior portion of the structure is to be removed or if the whole structure is to be demolished then Planning Department approval is required. Structures more than 50 years old must receive approval through the demolition delay and commissioner notification process.**

-----OFFICE USE ONLY BELOW-----

Application completeness review by: \_\_\_\_\_

Date: \_\_\_\_\_

Zoning approval attached. ☐ Yes ☐ No

Building Official or Designee Approval: \_\_\_\_\_

Building Official or Designee Denial: \_\_\_\_\_

Reason(s) for denial:

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☐ Applicant given copy of permit if denied with reason(s) stated

Date: \_\_\_\_\_

Permit Holder Acknowledgement of  
Asbestos/Environmental Notification to Georgia EPD for  
Projects Involving Demolition, Wrecking or Renovation

The undersigned hereby acknowledges that the issuance of this permit does not in any way grant permission to the owner, owner's representative, or permit holder to proceed with demolition, wrecking, or renovation of a structure prior to the filing of any required ten (10) day *Project Notification for Asbestos Renovation, Encapsulation or Demolition* in accordance with the Georgia Asbestos Removal and Encapsulation Rule, O.G.C.A. 391-3-14. The Georgia Environmental Protection Division administers this rule. In most cases, the rule requires both the owner and the involved contractors to assure the portion of the building involved in the project be thoroughly inspected by an Accredited Asbestos Inspector for materials that contain asbestos; and the removal of the asbestos before renovation, wrecking or demolition begins. Georgia EPD may require a completed notification form even if no asbestos is present in the building. Further guidance for regulatory compliance is provided by the brochures entitled *Asbestos & Renovation* and *Asbestos and Demolition*. Other environmental issues such as lead-based paint, ground contamination, or unusual site conditions may have EPD regulations that could affect the project.

Undersigned

Date

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(Signature)

Office Use Only:

Project Address: \_\_\_\_\_

\_\_\_\_\_

Permit Number: \_\_\_\_\_

# DEMOLITION PERMIT QUESTIONNAIRE

{Informational purposes only}

1. ADDRESS OF STRUCTURE: \_\_\_\_\_

Is this address your primary residence? (Y/N) \_\_\_\_\_

2. AGE OF STRUCTURE: \_\_\_\_\_

*(Built prior to 1990 an Asbestos survey and EPD notification may be required before any Demolition can be permitted)*

3. TYPE OF DEMOLITION (check one)

Interior Only \_\_\_\_\_ Exterior Only\*\* \_\_\_\_\_ Partial Structure\*\* \_\_\_\_\_ Total Structure\*\* \_\_\_\_\_

*\*\*Requires Demolition Review by Planning & Zoning before Demolition can be permitted.*

*Total Demolition of a structure 50 Years old or older requires a lengthier Demolition Review including Commissioner's approval before Demolition can be permitted unless exempted by Building Official.*

*All taxes billed for a property must be fully paid before a Total Structure Demolition can be permitted.*

4. WILL YOU BE REMOVING MORE THAN 10 SQUARE FEET OR 10 LINEAR FEET OF? (check below)

DRYWALL \_\_\_\_\_ WALL OR FLOOR TILE \_\_\_\_\_ POPCORN CEILING \_\_\_\_\_ PLASTER \_\_\_\_\_ PANELING \_\_\_\_\_

5. WILL YOU BE REPAIRING, REMOVING OR REPLACING FLOOR OR CEILING JOISTS? (Y/N) \_\_\_\_\_

6. WILL YOU BE REPAIRING, REMOVING OR REPLACING DOOR OR WINDOW FRAMES? (Y/N) \_\_\_\_\_

7. WILL YOU BE REMOVING 50% OR MORE SOFFITS, FACIA BOARDS OR ROOF DECKING? (Y/N) \_\_\_\_\_

8. WILL YOU BE REMOVING ASBESTOS SIDING? (Y/N) \_\_\_\_\_

9. WILL YOU BE REMOVING 50% OR MORE WOOD, STUCCO, VINYL OR ALUMINUM SIDING? (Y/N) \_\_\_\_\_

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For internal use only:

Exempt from Demolition Review \_\_\_\_\_

Demo Permit Required. \_\_\_\_\_

Asbestos Report Required. \_\_\_\_\_

EPD Notification Provided \_\_\_\_\_

Taxes paid receipt Required \_\_\_\_\_

05-02-005

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **LOCAL AMENDMENTS TO THE 2000 STATE MINIMUM STANDARD BUILDING CODE**; AND FOR OTHER PURPOSES.

WHEREAS the Commission of Athens-Clarke County hereby finds that fugitive dust created by building and other facilities demolitions, by public works and public utilities construction, repair and maintenance activities, and by other construction activities needs further regulation and control in Athens-Clarke County in order to protect the public safety, health and welfare; and

WHEREAS the following amendments achieve the objectives of controlling fugitive dust associated with said construction and demolition activities by providing a list of best management practices, administrative guidelines for demolition permitting, and additional enforcement authority for failure to take reasonable precautions for the control of fugitive dust; and

WHEREAS the Commission of Athens-Clarke County after review of the following amendments to the state minimum building code and after request for review of the amendments by the Georgia Department of Community Affairs hereby finds that each proposed amendment is not less stringent than the state minimum standard codes and that each amendment is necessary to enhance public safety, health and welfare in Athens-Clarke County;

NOW THEREFORE, the Commission of Athens-Clarke County hereby ordains as follows:

SECTION 1. Chapter 7-1, entitled "Building Regulations," Article 2, entitled "Building Code," of the Code of Athens-Clarke County is hereby amended by adding a new section 7-1-40, entitled "Amendments to the Building Code," thereto as follows:

"Section 7-1-40. Amendments to the Building Code. In order to protect public safety, health, and welfare, the International Building Code (ICC) adopted in Section 7-1-1, paragraph (a), subparagraph (1) is hereby amended by deleting Section 3303.1 in its entirety and substituting the following Section 3303.1 in lieu thereof and by adding a new Section 3301.3 thereto as follows:

**'Section 3303.1 Construction Documents.** Construction documents and a schedule for demolition must be submitted when required by the building official. Where such information is required, no work shall be done until such construction documents or schedule, or both, are approved. The following information shall be provided as part of the documentation required for obtaining a demolition permit:

1. A plan reflecting all construction and demolition safeguards required by this chapter.
2. An asbestos inspection survey.

Adopted the 1 day of February, 2005  
[Signature]  
Chair of Commission

Approved the 4 day of February, 2005  
[Signature]  
Mayor

3. A copy of the Asbestos Project Notification submitted to Georgia EPD.
4. A Best Management Practices plan for Soil Erosion and Sedimentation Control that is in compliance with Chapter 8-3 of the Athens-Clarke County Code.
5. A Best Management Practices plan for the control of fugitive dust.
6. A plan for the handling and disposal of building components that contain lead-based paint that is in compliance with Georgia EPD regulations.
7. Location of all 100-year flood plain on the subject property and adjacent area features such as streams, lakes, residential areas, etc. located within 200 feet of the boundaries of the project area.
8. Location of all required buffers on the subject property.
9. Location of all storm drain outlets on the subject property.
10. Additional information when deemed necessary by the Chief Building Official to clarify the location, nature, or extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations.

The Chief Building Official is authorized to waive the submission of any construction documentation listed above when it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code and relevant laws, ordinances, rules, and regulations.'

**'Section 3301.3 Best Management Practices for the Control of Fugitive Dust.**

All persons responsible for any demolition, handling of materials resulting from demolition, or the transportation or storage of materials resulting from demolition, which may result in fugitive dust shall take all reasonable precautions to prevent such dust from becoming airborne. Some reasonable precautions which could be taken to prevent dust from becoming airborne include, but are not limited to, the following:

1. Use, where possible, of water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading or clearing of land;
2. Application of water or suitable chemicals on dirt roads, dirt drives, construction entrances, materials, stockpiles, and other surfaces which can give rise to airborne dust;
3. Installation and use of hoods, fans, fabric filters to enclose and vent the handling of dusty materials. Adequate containment methods can be employed during sandblasting or other similar operations;
4. Covering, at all times when in motion, open bodied trucks, transporting materials likely to give rise to airborne dust;

5. The prompt removal of earth or other material from paved streets onto which earth or other material has been deposited.””

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



## Sec. 7-1-126. - Amendments to the Housing Code.

Sections 101.1, 102.3, 102.4, 102.6, 103.1, 103.2, 103.3, 103.4, 103.5, 104.4, 106.3, 106.4, 107.1, 109.5, 109.6, 111.1, 111.2, 111.2.1, 111.2.2, 111.2.3, 111.2.4, 111.2.5, 111.3, 111.4, 111.4.1, 111.5, 111.6, 111.6.1, 111.6.2, 111.7, 111.8 of Chapter 1, entitled "Administration," Section 201.3 of Chapter 2, entitled "Definitions," Sections 302.4, 304.3, and 304.14 of Chapter 3, entitled "General Requirements," and Sections 602.3, 602.4, and 604.2 of Chapter 6, entitled "Mechanical and Electrical Requirements," of the Housing Code (also known as "the Property Maintenance Code") adopted in section 7-1-1, are not adopted as a part hereof, but are deleted in their entirety and the sections set forth below are substituted and adopted in lieu thereof:

*101.1 Title.* These regulations shall be known as the Property Maintenance Code of Athens-Clarke County, Georgia, hereinafter referred to as "this code".

*102.3 Application of other codes.* Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Existing Building Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Code of Athens-Clarke County.

*102.4 Existing remedies.* The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe or unsanitary.

*102.6 Historic buildings.* The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings by the state or local jurisdiction when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety, and welfare.

*103.1 General.* The executive official in charge of the Department of Building Inspections shall be known as the Code Official.

*103.2 Appointment.* The code official shall be appointed by the manager.

*103.3 Deputies.* With the concurrence of the manager, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. With the concurrence of the manager, the Fire Marshal shall be delegated the responsibilities for enforcement of the provisions of chapter 7.

*103.4 Liability.* The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties.

property for which the warrant authorizes an inspection.

- C. The warrant indicates the conditions, objects, activities, or circumstances which the inspection is intended to check or reveal.
- D. The warrant refers, in general terms, to the ordinance provisions sought to be enforced.
- E. The warrant shall specify the dates and time for making such inspection.

*106.3 Prosecution of violation.* If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

*106.4 Violation Penalties.* Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof shall be prosecuted within the limits provided by Athens-Clarke code section 7-1-2(d), (e), and (f). Each day that a violation continues after the date for corrective action specified in a notice of violation shall be deemed a separate offense.

*107.1 Notice to owner or to person or persons responsible.* Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in sections 107.2 and 107.3. Notices for condemnation procedures shall also comply with section 108.3.

*109.5 Costs of emergency repairs.* Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction may institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

*109.6 Hearing.* Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Administrative Hearing Officer, be afforded a hearing pursuant to the provisions of Athens-Clarke County Code section 1-5-1.

*110.5 Demolition of Structures.* Demolition of any structure shall not begin until all of the following conditions are satisfied:

- A. *Permit.* A permit for demolition has been secured from the code official. If the structure is designated an historic property, then a certificate of appropriateness must be obtained pursuant to the provisions of section 8-5-6 of the Code of Athens-Clarke County.
- B. *Utilities.* All utilities are cut off and capped at the street.

(2) *Demolition Permit.*

- A. *Cleared site.* Within the time specified in the demolition permit, all debris, trash, litter, rubbish, rubble and foundation exposed above the ground level shall be removed from the premises.
- B. *Grading.* Within the time specified in the demolition permit, any excavation or other depression must be filled to existing grade with clean dirt containing no more than twenty-five (25) percent stone or masonry, and all filled areas must be adequately sloped and drained.
- C. *Erosion Control.* During demolition activities, erosion control best management practices must be utilized. After demolition is completed, the site must be stabilized as quickly as practicable, and permanent vegetation and structural erosion control measures installed as soon as practicable.

*111.1 Application for appeal.* Any person directly affected by a decision of the code official or a notice or order issued under this article shall have the right to appeal to the Administrative Hearing Officer pursuant to the provisions of Athens-Clarke County Code section 1-5-1, provided that a written application for appeal is filed within ten (10) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this article or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this article do not fully apply, or the requirements of this article are adequately satisfied by other means.

*111.2. Reserved.*

*111.2.1. Reserved.*

*111.2.2. Reserved.*

*111.2.3. Reserved.*

*111.2.4. Reserved.*

*111.2.5. Reserved.*

*111.3 Reserved.*

*111.4 Open hearing.* All hearings before the Administrative Hearing Officer shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

*111.4.1. Reserved.*

*111.5 Reserved.*