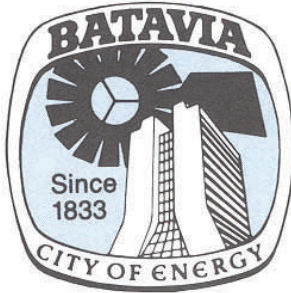


# CITY OF BATAVIA

## DEMOLITION REQUIREMENTS



City of Batavia  
**Building Division**  
**Community Development Department**  
100 North Island Avenue  
Batavia, Illinois 60510  
Tel: (630) 454-2700  
Fax: (630) 454-2775  
<http://www.cityofbatavia.net>

*Please direct all questions to the City of Batavia Building Division of the Community Development Department, Monday through Friday from 8 AM to 4 PM at (630) 454-2700.*

*This is a summary of the City of Batavia Ordinances affecting building demolition. This is intended to interpret and explain the ordinances but does NOT represent or replace the actual ordinance language. Every effort has been made to ensure the accuracy and timeliness of this information.*

*09/2009*

### Before Starting

- A permit is required for any demolition. This includes primary structures (residential, commercial and industrial), accessory structures (garages and sheds), and removing any part of a structure ( porch, deck, etc).
- Buildings within the historic district require a Certificate of Appropriateness (COA). Contact the Building Division of the Community Development Department to complete a COA application and review process. A demolition permit will not be issued without an approved COA.
- It is the responsibility of the property owner to provide proper disposal receptacles and or means of which to remove demolition debris from the site. Demolition debris may not be stored on site.
- Provide letters of disconnection from each of the utilities that serve the structure if the entire structure is to be demolished (electric, gas, phone, sewer, water, well, septic). Schedule an inspection of the property once all utilities have been disconnected.
- Commercial & industrial structures and properties shall submit asbestos survey abatement and applicable EPA contamination and or remediation reports for review.
- Private well and septic systems to be abandoned shall be reviewed and inspected by the Kane County Health Department (KCHD) with copies of reports submitted to the City of Batavia.
- A construction barrier fence shall be erected to restrict access to the demolition site and remain in place until the site has been restored (graded and seeded) and a final inspection completed.
- When truck traffic, heavy equipment, soil is disturbed, etc, NPDES soil erosion and containment measures shall be implemented and inspected by the City of Batavia Engineering Department prior to commencing demolition.

## Homeowner/Contractor Responsibilities:

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1. Call J.U.L.I.E (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to any digging to locate any underground utilities. (1-800-892-0123).
2. The property owner is responsible for the removal of all debris. The site shall be restored immediately upon demolition completion unless new construction will commence within fourteen (14) days.
3. Schedule a site inspection just prior to commencing demolition and a final inspection when demolition is completed and site is restored. Please schedule the inspections at least 48 hours in advance with the Building Division of the Community Development Department.
4. **ALL PERMITS SHALL CONCLUDE WITH A FINAL INSPECTION.**

## Application Procedure

1. Submit a completed Building Permit Application to the City of Batavia Building Division of the Community Development Department.
2. Pay required minimum submittal fee.
3. Attach a copy of the plat of survey showing the location of the structure and or accessory structures to be demolished. Surveys shall include tie dimensions to property lines. **The survey shall be to scale, not reduced or enlarged when copied.** All utilities (electric service, gas line, phone line, sewer, water, well, septic, etc) locations must be indicated.
4. When applicable, submit asbestos survey and or EPA reports and or well and septic KCHD closure / abandonment permit copies.
5. Submit pictures, one of each elevation (side) from grade to top of roof line, of the structure to be demolished.
6. Submit utility disconnection letters from respective utilities.
7. For in-fill lots, commercial and industrial demolitions, schedule a pre-demolition meeting with the City of Batavia Building Commissioner, attended by City of Batavia staff, contractor and owner.