

GUIDELINES FOR RAZING STRUCTURES

All Raze Permits shall be subject to the following conditions:

1. Permit Term. The razing of a building shall be completed within thirty (30) days after the date the permit was issued. The code official may at his/her discretion extend the permit term for cause.

“Cause” shall mean the inability of the permittee to act due to circumstances beyond permittee's reasonable control upon the exercise of due diligence.

2. Inspection of Work. Work done under a raze permit is subject to inspection by the code official who shall have the authority to order corrective work. Failure to follow the orders of the code official, or to complete the raze in accordance with this code, shall give the code official authority to seek restitution from the required bond.

3. Foundation of Razed Building. Whenever a building has been razed, the foundation thereof, if any, shall be leveled to at least one foot (1') below grade and filled in with ninety-five percent (95%) noncombustible fill material with the top two feet (2') of fill material being of dirt or sand. No combustible material may be placed in said foundation.

4. Driveway Approaches, Sidewalks and Slabs. Remaining driveway approaches shall be removed and replaced with curb and gutter; damaged public sidewalks shall be replaced; and driveway aprons, remaining slabs and private sidewalks shall be removed from the site prior to final approval. See City of Kenosha, Public Works Department, for permits and construction standards.

5. Site Grading. Whenever a building has been razed, the site shall be graded with a minimum of three inches (3”) of topsoil, with seed and mulch or sod applied to cover the entire disturbed area.

6. Disposal of Debris. The permit holder shall dispose of all building debris in a licensed landfill, except for salvaged materials. At any time, the license holder shall produce to the code official receipts and/or an itemized list of debris disposed of by dumping or salvage.

7. Site Safety and Security. The permit holder shall, during the razing process, maintain the razing site in a safe and secure condition, and the license holder shall promptly report any personal injury and property damage to the code official. The code official may require additional safety and security methods, including fencing and gating, as deemed necessary to protect the site and restrict access to the public.

Other Information:

- Sealing all disconnected piping in accordance with Wisconsin Department of Safety and Professional Services (DSPS), SPS 382.21 (2) (h)
- The site shall be graded with a minimum of three inches (3”) of black dirt
- The site shall be seeded and mulched (or sodded) over the entire area that has been disturbed

Inspection Approvals Required:

- Sewer and water abandonment (prior to commencement of razing of structure)
- Foundation (after breaking walls down and prior to backfilling)
- Final inspection (after grading, seeding and mulching, or sodding is completed)
- Well abandonment (prior to covering)