

15.30.070 Unsafe building fund.

An unsafe building fund is hereby established in the operating budget of the office of the town building inspector in accordance with the provisions of IC 36-7-9-14, and pursuant to the provisions contained therein. Any balance remaining at the end of a fiscal year shall be carried over in the fund for the following year and does not revert to the general fund. [Ord. 919, 1985. Code 1983 § 5-152; Code 2000 § 210.116].

Chapter 15.35**DEMOLITION OF BUILDINGS****Sections:**

- 15.35.010 Permits.
- 15.35.020 Responsibilities/risks.
- 15.35.030 Safety.
- 15.35.040 Notification of utility companies.
- 15.35.050 Procedure for demolition.
- 15.35.060 Hazardous materials.
- 15.35.070 Insurance.

15.35.010 Permits.

The contractor shall obtain all necessary permits before starting any demolition work. The permit shall be issued for a period of 10 days. All work must be completed in 10 days unless extended by the town inspector. The contractor must check with the town inspector as to the specific type of barricade to be erected. The contractor must also obtain permission from the Highland public works department and police department to block or take up any portion of streets, sidewalks or alleys. [Ord. 959, 1991. Code 1983 § 5-171; Code 2000 § 210.125].

Penalty, see HMC 15.05.030.

15.35.020 Responsibilities/risks.

The contractor shall assume and bear all risks of damage to, or failure of, the work, and all risk of any accident or accidents, from whatsoever cause arises, until the work has been completed. [Ord. 959, 1991. Code 1983 § 5-172; Code 2000 § 210.126].

15.35.030 Safety.

The contractor shall take special care in the removal of buildings adjacent to occupied buildings which are not to be removed. If, in the opinion of the town inspector or town engineer, standard demolition practices used in wrecking such buildings shall create excessive danger, noise, dirt, dust and flying particles or interfere with the use of adjacent occupied buildings, the contractor shall use hand methods of demolition for such buildings. [Ord. 959, 1991. Code 1983 § 5-173; Code 2000 § 210.127].

15.35.040 Notification of utility companies.

(A) The contractor shall notify Northern Indiana Public Service Company (NIPSCO) 48 hours in advance of his intent to demolish a building. NIPSCO will be required to shut off the electric power and remove the wires from said building at the weatherhead to the power pole. The electric meter is and will remain the property of NIPSCO.

(B) The contractor shall notify NIPSCO 48 hours in advance of his intent to demolish a building. NIPSCO will be required to shut off the gas service to the building at the main and remove approximately one foot of service piping adjacent to the corporation cock. The contractor shall cap the gas pipe at the closest point to the foundation wall. The gas meter is and shall remain the property of NIPSCO.

(C) The contractor shall notify the Highland water department 48 hours in advance of his intent to demolish a building. The Highland water department will be required to shut off the water service to said building at the main and remove approximately one foot of service piping adjacent to the corporation cock. The contractor shall crimp the service pipe at the foundation wall. The water meter is and shall remain the property of the Highland water department. [Ord. 959, 1991. Code 1983 § 5-174; Code 2000 § 210.128].

Penalty, see HMC 15.05.030.

15.35.050 Procedure for demolition.

(A) The contractor shall disconnect from service and securely plug the existing house sewer service line at the first joint inside the property line. The sewer shall be sealed watertight with a concrete plug and marked for future reference. The contractor shall be responsible for any damage done to any underground structure or utility.

(B) The operations of the contractor shall be done in a manner such as to avoid hazards to persons and property and interference with the use of adjacent buildings or interruption of free passage to and from such buildings. Care shall also be taken to prevent the spread of dust and flying particles after work has started on any building. The work on that building shall be continued to completion promptly and expeditiously.

(C) In the wrecking of the structural elements of a building, the work shall begin at the top

thereof, and the building shall be wrecked progressively downward one story at a time. The columns, beams and joists supporting the floor of any story shall be left in place until the walls, flooring and partitions of that story are completely removed. No wall or part thereof shall be permitted to fall outwardly from any building except through a chute or by other means or methods which will ensure safety and minimize dust, noise and any other nuisance on completion of the work.

(D) The contractor is solely responsible for any damage done to adjacent buildings or property including fences, trees and shrubs.

(E) The contractor shall remove all concrete slabs, sidewalks within the property, sidewalks in the public right-of-way, basement walls, footings, drain pipes, storage tanks, and any other type of debris encountered within the excavation area.

(F) The hole shall not be filled until the contractor has called the town inspector for an inspection which he has 24 hours to make.

(G) The hole must be filled with clean sand and compacted every 12 inches with four inches of black topsoil brought up to grade and seeded.

(H) The contractor is responsible for any damage caused to streets, curbs and sidewalks.

(I) The contractor shall be responsible for keeping the site and adjacent properties and/or rights-of-way clean and orderly during the course of the work, and the removal and disposal of all debris during and/or at the completion of the work. All materials and equipment that are removed shall belong to the contractor.

(J) No material, debris or equipment shall be placed within 15 feet of any fire hydrant. All fire hydrants shall be accessible at all times. [Ord. 959, 1991. Code 1983 § 5-175; Code 2000 § 210.129].

Penalty, see HMC 15.05.030.

15.35.060 Hazardous materials.

(A) In the event that hazardous materials, asbestos, lead paint, PCBs or known carcinogens are discovered prior to or during demolition in which disposal may fall under the jurisdiction of local or state codes and/or federal regulations for proper disposal, their regulations shall be complied with by the contractor.

(B) In the event that hazardous materials are present, the contractor or his subcontractor

awarded that contract must be qualified and/or certified for the removal of such material. The contractor shall indicate how and where the material will be disposed of in conjunction with and per jurisdictional code and federal regulations. [Ord. 959, 1991. Code 1983 § 5-176; Code 2000 § 210.130].

Penalty, see HMC 15.05.030.

15.35.070 Insurance.

(A) The contractor shall maintain comprehensive liability insurance coverage protecting the owner of the property, the town, the contractor and any subcontractor performing work covered by this chapter from any and all claims which may arise from operations under this chapter, whether such operations are performed by the contractor or any subcontractor or anyone directly or indirectly employed by either of them.

(B) The amounts of insurance shall be as follows:

- (1) Bodily injury including death:
 - (a) Each person: \$300,000.
 - (b) Each accident: \$1,000,000.
- (2) Property damage:
 - (a) Each accident: \$100,000.
 - (b) Aggregate: \$1,000,000.

(3) Proof of such insurance coverage shall be evidenced by submitting a certificate of insurance to the town prior to a permit being issued. [Ord. 959, 1991. Code 1983 § 5-177. Code 2000 § 210.131].

Chapter 15.40

PIPELINES, TALL STRUCTURES,
AND THE LIKE

Sections:

- 15.40.010 Permit required.
- 15.40.020 Petition required.
- 15.40.030 Public hearing on petition.
- 15.40.040 Resolution to be adopted if petition granted.
- 15.40.050 Bond.
- 15.40.060 Compliance with building code.
- 15.40.070 Reports.
- 15.40.080 Miscellaneous requirements.

15.40.010 Permit required.

(A) It shall be unlawful for any person to erect, build, construct, raise, place, install or replace, or in any way create, or cause to be erected, built, constructed, raised, placed, installed or replaced, or in any way created, within the corporate boundaries of the town, any structure, building, tower, pole, or support structure exceeding 100 feet in height or elevation, or any pipeline used for the movement or transmission of any flammable or combustible liquid through two or more parcels of property within the town without having obtained a permit as provided in this chapter.

(B) It shall be unlawful for any person to furnish, supply, sell, give, or perform any service, labor, material or thing for the erection, building, construction, raising, placing, replacing or installation within the corporate boundaries of the town of any structure, building, tower, pole or support structure exceeding 100 feet in height or elevation or any pipeline used for the movement or transmission of any flammable or combustible liquid through two or more parcels of property within the town without having obtained a permit as provided in this chapter. [Ord. 689, 1974. Code 1983 § 15-21; Code 2000 § 210.140].

Penalty, see HMC 11.10.330.

15.40.020 Petition required.

(A) Any person who wishes to build, erect, construct, place, replace or install any structure, building, tower, pole or support structure, of any kind or nature, or to furnish, sell, supply, give or provide