

DEMOLITION AND HOUSE MOVING

Before building permits can be issued for demolition or moving of a building out of or within the City of West St. Paul, the **sewer and water lines shall be disconnected in an approved manner by an authorized licensed plumbing contractor or certified pipe layer**. The licensed plumbing contractor shall obtain the appropriate disconnect permits and call for the inspection. Moving permit and/or demolition permit will not be issued until the final disconnect inspections are performed and approved.

The following provisions shall apply and become part of the Building Permit issued for the purpose of demolishing buildings:

Erosion Control must be installed and inspected prior to any work commencing on site.

1. All rubble, debris, including foundation and materials non-suitable for filling of excavations shall be removed from the premises.
2. Call for progress inspection of basement excavations before commencing with backfilling operations.
3. Excavation filled with suitable fill material **IMMEDIATELY** upon completion of demolition.
4. Contact X-cel Energy at 1-800-895-4999 for Natural Gas and at 1-800-895-1999 for Electricity and notify them of the proposed demolition.

The following provisions shall apply and become part of the Building Permit issued for the purpose of moving buildings:

Erosion Control must be installed and inspected prior to any work commencing on site.

1. All rubble, debris, including foundation and materials non-suitable for filling of excavations shall be removed from the premises.
2. Call for progress inspection of basement excavations before commencing with backfilling operations.
3. Excavation filled with suitable fill material **IMMEDIATELY** upon completion of demolition.
4. Inform the Police Department and City Engineer of moving operations seven days prior to the move.
5. Contact X-cel Energy at 1-800-895-4999 for Natural Gas and at 1-800-895-1999 for Electricity and notify them of the proposed demolition.

In the case of a permanent disconnect the following provisions shall apply:

1. Service to be disconnected at the main by turning of the corporation cock and a cement cap poured over it.
2. Sanitary sewer service to be disconnected at the terminus of the wye, capped and cement blocked.

HOUSE MOVING: CONTRACTORS LICENSE REQUIRED. No person shall move, remove, or raze any building within West St. Paul without first having procured a license therefore from the State of Minnesota.

Permit Required. No licensed person within West St. Paul shall move, remove, or raze any building within West St. Paul without first applying for and obtaining a permit from the Building Official. The applicant for a permit shall furnish the Building Official such information as the Building Official deems necessary and shall conform to such reasonable regulations as the Building Official may establish. The application shall be accompanied by a permit fee as set forth by City Council resolution.

PENALTY. 2007 MSB 1300.0140 It is unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, **move**, remove, **demolish** or occupy any building, structure or equipment regulated by the code or cause any of those actions, in conflict with or in violation of the code. A violation of the code is a misdemeanor under Minnesota Statutes, section 16B.69.

Building Moving Permit West St. Paul Ordinance

420.03. House Mover's License

. No person may move, remove, raze, or hold up any building within the City without a license to do so from the State as provided by law.

420.05. Building Moving Permit

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Subd. 1. Permit Required. A licensed house mover may not move any building over, along or across any highway, street or alley in the City without first obtaining a building moving permit pursuant to City Code Section 1015.

Subd. 2. Application. In addition to the requirements in City Code Section 1015, the application must state the following information:

- a. A description of the building to be moved, construction material, dimensions, number of rooms and condition of exterior and interior, and photographs showing ground and street elevations;
- b. A legal description of the premises from where the building is to be moved;
- c. A legal description of the premises to where the building will be moved, if located in the City;
- d. The portion of the premises to be occupied by the building when moved, if located in the City;
- e. The highways, streets and alleys that the building will be moved along or across;
- f. The proposed moving date and hours;
- g. Any additional information that the Building Inspector finds necessary to make a fair determination of whether a permit should be issued.

Subd. 3. Filing Date of Application. The application for a building moving permit must be made at least 30 days prior to the proposed moving date.

Subd. 4. Certification of Non-Encumbrance. The owner of the building to be moved must provide sufficient evidence that the building and lot from which the building will be removed is free of any mortgages, liens or other encumbrances and that all taxes and any other charges against the real and personal property are paid in full.

Subd. 5. Certificate of Ownership or Entitlement. The applicant must file with the application a written statement or bill of sale or other sufficient evidence that the applicant is entitled to move the building.

420.07. Deposit for Expense

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Subd. 1. Amount. Upon receipt of an application for a building moving permit, the Building Department will obtain an estimate of the expenses that will be incurred in removing and replacing any electric wires, street lamps or pole lines belonging to the City or any other property of the City, that will be required to be removed or replaced because of the moving of the building through the City, together with the cost of materials necessary to be used in making the removals or replacements. Prior to issuance of the permit, the Building Inspector will require that the applicant deposit a sum of money equal to the amount of the estimated expenses.

Subd. 2. Expenses: Recovery. After the building has been removed, the Building Inspector will furnish the Finance Director with a written statement of all expenses incurred in removing and replacing all property belonging to the City and of all material used in the making of the removal and replacement together with a statement of all damage caused to or inflicted upon property belonging to the City. If any wires, poles, lamps or other property are not located in conformity with this Code, the permittee will not be liable for the cost of removing them. The Finance Director will authorize the Building Inspector to return all deposits to the applicant after the deduction of a sum sufficient to pay for all of the costs and expenses and for damage done to property of the City by reason of the removal of the building. Permit fees deposited with the application will not be returned.

Subd. 3. Expenses above Deposit. The permittee will be liable for any expenses and damages or costs in excess of deposited amounts or securities. The City Attorney may prosecute an action against the permittee in a court of competent jurisdiction for the recovery of the damages, costs or expenses.

Subd. 4. Unsafe Premises. If the permittee does not comply with the requirements of this Section, the City will do the work necessary to leave the original premises in a safe and sanitary condition, and the cost will be charged against the house mover's deposit.

420.09. Duties of Building Inspector

Subd. 1. Standards. The Building Inspector will refuse to issue a permit if it is determined:

- a. That any application requirement or any fee or deposit requirement has not been paid.
- b. That the building is too large to move without endangering persons or property in the City.
- c. That the building is in such a state of deterioration or disrepair or is otherwise so structurally unsafe that it could not be moved without endangering persons or property in the City.
- d. That the building is structurally unsafe or unfit for the purpose that it is being moved.
- e. That the applicant's equipment is unsafe and that persons and property would be endangered by its use.
- f. That zoning regulations or other portions of this Code would be violated by the building in its new location.
- g. That for any reason persons or property in the City would be endangered by the moving of the building.
- h. That the building to be moved is not worth at least 50% of the cost of a similar new building.
- i. That the building in its new location would fail to comply in any respect with any provision of this Code or that proper assurance for future compliance has not been given.
- j. That the new location is not sufficiently prepared for the building to be permanently placed, including, but not limited to, the lack of footings or foundation.
- k. That a permanent address has not been established for the new location.

Subd. 2. Permit Fees. Upon the refusal of the Building Inspector to issue a permit, all deposits, bonds and insurance policies will be returned to the applicant. Application fees will not be returned.

Subd. 3. Designate Streets for Removal. The Building Inspector will obtain from the City Engineer a list of designated streets, railroad crossings and bridges on which the building may be moved. The list must be approved by the Police Chief and reproduced on the permit. In making

their determinations, the Engineer and the Police Chief will assure maximum safety to persons and property in the City and minimize congestion and traffic hazards on public streets.

420.11. Conditions of Permit

Subd. 1. Designated Streets. Permittees may move a building only over streets designated in the written permit.

Subd. 2. Changes. Permittees must notify the Building Inspector in writing of a desired change in moving date and hours as proposed in the application.

Subd. 3. Damage. Permittees must notify the Building Inspector of any and all damage done to property belonging to the City within 24 hours after the damage or injury has occurred.

Subd. 4. Warning Signals. Permittees must display warning lights on every side of the building at night and warning flags during the day while the building is being moved or standing on a street, to warn the public of the obstruction, and must, where necessary, erect and maintain barricades across the streets to protect the public from damage or injury.

Subd. 5. Time Limit. Permittees must remove the building from the City streets in the time specified in the permit, unless the City grants an extension.

Subd. 6. Police Protection. Permittees must pay the expense of a traffic officer, if ordered by the Police Chief, to accompany the movement of the building to protect the public from injury.

Subd. 7. Restoration of Premises. Permittees must remove all rubbish and materials and fill all excavations to existing grade at the original building site, when located in the City, so that the premises are left in a safe and sanitary condition.