



DEMOLITION GUIDELINES

Guidelines and Specifications for Demolition of a Structure

1. An application/permit for the demolition of a structure and the capping of the sewer lines must be obtained from the Inspections Dept. before the commencement of the demolition. All utilities must be terminated at point of attachment and including but not limited to electric, gas and water meters, sewer, telephone and cable TV. All disconnects must be inspected by Building Inspections prior to cover-up. Sewer lines must be capped and inspected.
2. The structure, all accessory buildings and fences (that belong to that property) must be removed along with all foundations. If the foundation is to remain, an engineer's report must be submitted stating that the foundation is in good repair and is suitable for rebuilding.
3. All trees on the City of Irving approved tree list larger than six (6) inches in diameter must remain on the property. Trees located closer than five (5) foot to the foundation can be removed. **Dead or dying trees and bushes must be removed.**
4. All building materials, trash, debris and outside storage items must be kept contained, under control and removed from the property as soon as possible.
5. All parking lots, driveways, private sidewalks, bricks, stones, poles and stepping stones on the property must be removed up to the approach. Public sidewalks will remain.
6. The property must be brought to grade, clean to drain and in a fashion not to allow for **ponding** of water. The lot must be left in a condition to be mowed and maintained. Provide fill dirt (if necessary) and grade the entire lot, the property must be brought to grade clean and smooth. To prevent erosion, a silt fence must be erected until vegetation has been established (**unless the bid specs state otherwise**). Once vegetation has been established the silt fence must be removed by the contractor or owner. All wells, cesspools and septic tanks, if any, must be identified and handled in accordance with all federal, state and local laws.
7. A security chain link fence must be installed around the entire property/lot when the job starts to protect the general public. All effort must be made to secure the structure from unauthorized entry (**unless the bid specs state otherwise**). A separate permit for a temporary fence is required.
8. All laws must be adhered to pertaining to the **asbestos abatement** and demolition of a structure. These include but are not limited to disposal of building materials, dust control, etc. All City of Irving ordinances must be adhered to.
9. For final inspection, call the Inspections request line at 972/721-3774. If you have questions, please call Inspections at (972) 721-2371.