



BUILDING DEMOLITION

Below you will find a summary of code requirements for building demolition within the Village of Antioch, based upon the 2012 International Residential Code or the 2012 International Building Code for demolition of a structure.

GENERAL REQUIREMENTS

- Utilities are to be disconnected prior to building being demolished.
- Sewer and water lines must be disconnected at the respective mains. This is the responsibility of the property owner/contractor.
- A report verifying that no asbestos is present on the property. If there is asbestos present, an abatement/disposal proposal must accompany said report. For a garage, asbestos is most often present in the siding only. After removal of asbestos we will need an abatement report.
- We will require a letter from the Lake County Health Department, or permit for same, that the septic field has been abandoned. (if applicable) Additionally, we will need to be informed in writing of the status of pumping of said abandoned system. This may be in the form of an invoice from your septic service company. This document should include the status of the tank (empty or removed).
- We must hold a \$10,000 surety bond from your Excavator. This is to be in original form. No copies can be accepted.
- Proper erosion sediment control measures shall be taken on job site BEFORE demo begins.
- Disturbed areas need to be filled to grade and stabilized within 14 days of land disturbance.
- A final inspection shall be performed to insure all debris has been disposed of in an appropriate manner.
- Paved roads will need to be kept clean of mud and debris.
- Signs for trucks entering and leaving construction site put on the road warning other vehicles of construction traffic.
- Provide adequate signage as to the danger involved with demolition.
- Provide protection for adjoining properties.
- Temporary use of streets, alleys and public property shall be approved by the Village of Antioch Building Official.
- Waste materials shall be removed in a manner that prevents injury or damage to persons, adjoining property and public rights-of-way.
- Consult with the proper authorities for traffic control.
- Contact J.U.L.I.E. (800-892-0123) for utility locate.
- Contact Fire Department (847-395-5511) to confirm date of demolition and fire sprinkler & alarm system will be deactivated.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed Application.

- Completed Watershed Development Permit (if applicable)
- Copy of gas service cut off confirmation letter.
- Confirmation letters that gas & electric have been disconnected..
- Two Scalable Certified Copies of the Plat of Survey, in its entirety, showing the extents and measurements of the Demolition area.
- \$10,000 surety bond from excavator, in original form, no faxes will be accepted.
- Asbestos report, with abatement plan, if applicable.
- Lake County Health approval, if applicable.

WHAT HAPPENS NEXT?

We will contact you by phone or email within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash, checks or credit card.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), plus a \$12 filing fee, which includes plan review fees, and all inspections.

WHAT INSPECTIONS ARE REQUIRED?

- On-site inspection with J.U.L.I.E. locates in place will be performed to insure utilities have been disconnected to building prior to work beginning.
- Sewer and water disconnection at the main.
- After footing/foundation has been removed – PRIOR to backfill.
- Final inspection to insure proper disposal of all debris.

Inspections are scheduled by contacting the building department the day before the inspections is needed.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$150.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.