

HIGHLAND BEACH BUILDING DEPARTMENT

DEMOLITION CHECKLIST

Requirements to proceed with demolition:

- Provide the Building Department with a demolition schedule.
- Provide for protection of adjacent properties.
- Disconnect utilities---Provide building department with documentation that ALL utility providers have disconnected service and ALL connections are capped.
- Provide screened sanitary facilities for demolition and construction activities.
- Provide not less than one portable fire extinguisher in accordance with NFPA Sec.906, and sized for not less than ordinary hazard.
- Construction site cleanliness and safety. Make arrangements with the public works/utilities department to install a temporary water meter for back flow device(s).
- Provide hose bibs for wet demolition and construction activities.
- Provide building department with warranty deed from property owner(s), and letter of authorization/permission to demolish building.
- Provide building department with lead/asbestos surveys, assessments, tests and reports if applicable.
- Attached is a copy of Highland Beach Ordinances, Section 12. Compliance is strictly enforced to avoid anticipated problems that will affect neighboring properties.
- Demolition permits will not be construed as building permits. Issuance of a demolition permit does not guarantee issuance of a building permit to construct a replacement structure or improvement.

ACCEPTED _____ DATE _____

PRINT NAME _____

Highland Beach, Florida, Code of Ordinances >> PART I - CODE OF ORDINANCES >> Chapter 12 - CONSTRUCTION SITES >>

Chapter 12 - CONSTRUCTION SITES ^[24]

- Sec. 12-1. - Construction site parking; storage of materials.
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- Sec. 12-9. - National Pollutant Discharge Elimination System (NPDES).
- Sec. 12-10. - Tree protection during land clearing and construction.

Sec. 12-1. - Construction site parking; storage of materials.

- (a) During construction, whenever possible, the contractor shall arrange to provide off-street parking.
- (b) It shall be unlawful to place or use on premises in the town any portable, fixed or mobile grout plants or concrete (batching) mixing plants where the capacity of the plants exceeds two (2) cubic yards.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-2. - Construction site cleanliness; construction site safety.

- (a) During the course of construction or demolition work being done on any premises, it shall be unlawful for any person to cause, permit or allow the emissions of particulate matter from any source whatsoever, including, but not limited to, incidents caused by vehicular movement, transportation of materials, construction, alteration, demolition or wrecking of buildings or structures, or the stockpiling of sand or dirt, without taking reasonable precautions to prevent such emissions or to preclude fugitive particulates that may trespass on neighboring properties during dry and windy weather. In the case of stockpiled particulate materials, such materials shall be stabilized by adequate coverings, by wetting or by chemical application to the satisfaction of the building official.
- (b) Construction sites and neighboring properties are to be maintained in a clean condition at all times and any papers, litter, dirt, dust and/or construction materials are to be disposed of and/or secured at the end of each day's work.
- (c) It shall be unlawful to unload and/or store any material used or required on any construction site without a permit having been issued for construction and/or demolition at that specific site.
- (d) It shall be unlawful to store any material in an unsecured area which is deemed unsafe or a danger to those accessing the site. It shall be unlawful to store any construction materials in any manner whereby the material or a portion of the materials is stored outside the legal boundaries of the site. Reasonable exceptions to this subsection, for a reasonable period of time, may be considered on a case-by-case basis by the town commission.
- (e) All areas surrounding construction sites which are affected by dust, dirt and debris from the construction site shall be swept clean of such dust, dirt and debris a minimum of two times per day; at least one of which must be at the conclusion of work for that day.
- (f) Any pool under construction shall be kept clean of any debris until such time as the pool is properly filtered. All sitting water in pools under construction must be properly treated to eliminate algae, insects, etc.
- (g) All construction debris not placed in a dumpster shall be removed from the construction site within forty-eight (48) hours.
- (h) The contractor shall be responsible for placement and emptying of adequate disposal containers for food, wrappers and other nonconstruction related garbage.
- (i) In addition to other remedies for violation of this Code, the violation of this section shall constitute grounds for the issuance of a stop work order by the building official in accordance with the provisions of the building code.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-3. - On-job toilet facilities.

It shall be the duty of the owner or contractor on any construction work in the town requiring a permit to provide and have available on the premises where such construction work is taking place such toilet facilities for all workers during the entire

construction period as are deemed adequate by the building official. If a temporary building is used for that purpose, its condition, location and operation shall be approved by the building official. Such temporary toilet facility shall be kept in a clean condition and effectively sight-screened from all roads, streets, etc., by walls, hedges, buildings or other methods as approved by the building official.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-4. - Construction fences.

- (a) All construction sites where a permit is required and where construction is visible and/or accessible from a public road shall have a construction fence installed across all sides of the site where access can be gained by the public. Such fence shall remain and be kept in good condition throughout the duration of the construction job.
- (b) At a minimum, construction fences must be constructed of solid wood or chain link with a scrim. Fences must be a minimum of three (3) feet and a maximum of six (6) feet in height.
- (c) The number and location of gates allowed for construction site access shall be determined by the contractor and approved by the building official prior to erection of the fence. Any unresolvable dispute between the contractor and the building official regarding either the number or location of gates shall be resolved by the town manager. The town manager's determination shall be final and binding.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-5. - Hurricane preparedness.

- (a) All construction materials on-site shall be properly secured and fastened upon a hurricane watch being issued and/or notification by the building official that the town has declared an emergency situation.
- (b) Any roof tiles placed on the roof but not yet fastened before the issuance of a hurricane warning shall be removed from the roof or properly secured and fastened.
- (c) Failure to follow the directive of the building official or his/her designee with regard to securing such building and/or construction material may result in a stop-work order being issued and/or a maximum five thousand dollar (\$5,000.00) fine, such amount to be determined following the hurricane by the town commission. Failure to pay such fine, if assessed, will result in a certificate of occupancy or a final inspection being withheld.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-6. - Hours of construction.

- (a) The erection (including excavation), demolition, alteration or repair of any building in a residential district is prohibited between the hours of 6:00 p.m. and 8:00 a.m., and on Sundays and holidays, except in the case of urgent necessity or in the interest of public safety and then only with a permit from the proper town officials, which permit may be renewed for a period of three (3) days or less while the emergency continues. For the purposes of this subsection, "holiday" shall be defined as any full day when the administrative offices of the Town of Highland Beach are closed except for the day after Thanksgiving.
- (b) No construction workers associated with a construction project may arrive on-site more than one-half hour before or leave said site more than one hour after the construction hours listed in subsection (a) above.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-7. - Construction site noise.

It shall be unlawful for any person to make, continue, or cause to be made any loud or raucous noise; any noise that tends to annoy the community or injure the health of the citizens in general; or any noise that annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of any considerable number of persons.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-8. - Ingress and egress.

- (a) All vehicles delivering materials to or picking up materials from any construction site within the town limits shall follow the legal rules of the road.
- (b) Any vehicle which will be obstructing the normal flow of traffic for a period greater than three (3) minutes shall have a flag person present to assist in the safe passage of other motor vehicles. Such flag person shall wear a reflective vest.
- (c) Any case where traffic is known to be disrupted for a period in excess of five minutes must be approved, in advance, by the Highland Beach Police Department and a police officer must be on-site during the disruption.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-9. - National Pollutant Discharge Elimination System (NPDES).

All applicable sections of the National Pollutant Discharge Elimination System (NPDES) requirements applicable to the town are incorporated as requirements hereto.

(Ord. No. 688, § 20, 1-2-01)

Sec. 12-10. - Tree protection during land clearing and construction.

All requirements related to tree protection during land clearing and construction listed in section 20-137 of this Code are incorporated into this code section by reference.

(Ord. No. 688, § 20, 1-2-01)

FOOTNOTE(S):

⁽²⁴⁾ **Editor's note**— Ord. No. 688, § 8, adopted Jan. 2, 2001, deleted Ch. 12, Housing, in its entirety. Said chapter derived from Code 1972, §§ 13½-1, 13½-1.1, 13½-2, and 13½-4. In addition, § 20 of Ord. No. 688 enacted a new Ch. 12 set out below. ([Back](#))

⁽²⁴⁾ **Cross reference**— Buildings and structures, Ch. 6; fire prevention and protection, Ch. 9; land clearance, Ch. 13; land filling, Ch. 14; streets, sidewalks and bicycle/walkway paths, Ch. 25; xeriscape, Ch. 28. ([Back](#))