

Permit requirements for:

Demolition

Procedure:

Before the City of Prairie Village can issue a demolition permit, plans to rebuild the structure must be submitted, to include a detailed site plan, which must include the erosion control measures, construction fencing location, lot coverage calculations for the new structure and the overall building height of the new structure. Or plans must be submitted which detail the backfilling and re-grading of the lot to restore it to original/undisturbed condition.

In addition, the City must receive notification from the following utilities that services have been disconnected. The notification may be in writing or by telephone call or fax to the City from the utility.

KCPL (816-471-5275)

Johnson County Water District #1 (913-895-5500)

Johnson County Wastewater Offices (913-681-3200 Ext. 2125)

KPL Gas Service (800-794-4780)

CHECK WITH YOUR HOMES ASSOCIATION PRIOR TO ANY APPLICATION TO DEMOLISH.

- The Building Official may require the applicant to submit plans, a description of demolition method and/or a complete schedule of demolition.
- A survey that includes the top of foundation elevation of the structure to be demolished, as well as the top of foundation elevations of the adjacent properties, is required.
- The applicant is required to designate a haul route the contractor will use to remove the debris from the site. The haul route will be reviewed for Public Works approval.
- The Building Official may also require pedestrian protection shelters to be placed over sidewalks surrounding the building.
- Demolition contractors must be licensed to do business within the City of Prairie Village and post a Mud Bond in the amount of \$5000.00 before a demolition permit may be issued.
- The City may require placement of a crushed stone driveway on the site for construction vehicle access and erosion control.
- Commercial demolition permits require confirmation from KDHE that form ET-ASB-10 has been received and approved where applicable.
- An approved preliminary stormwater permit from the Department of Public Works is required.
- Prior to permit issuance, the Building Official, Building Inspector, Public Works Director and contractor may schedule a pre-construction meeting as needed.

Note: The construction of the new structure must begin within 60 days of demolition. If construction cannot begin within 60 days of demolition, the site must be restored to its original condition.

Fees:

The demolition fee for one and two-family dwellings is \$100. The fee for multi-family, commercial, and church structures is \$200.

Inspections:

A final inspection will be performed to insure the site has been restored to its original condition, or that proper safety and erosion control measures have been met and are in place at the excavation site prior to and during construction of the new dwelling.

Application # _____

Demo Permit # _____

City of Prairie Village
7700 Mission Rd
Prairie Village KS 66208
913-385-4604

DEMOLITION CHECKLIST

BUILDING ADDRESS _____ HOMEOWNER _____

CONTRACTOR _____ PHONE _____

UTILITY DISCONNECT CONFIRMATION

KCPL - DATE _____

KS GAS - DATE _____

JO CO WW - DATE _____

WATER ONE - DATE _____

- Stamped and sealed survey of top of foundation elevation measurement of the structure, and adjacent structures, prior to demolition - document provided on _____
- Construction fencing plan _____
- Approved drainage permit from Public Works _____
- Haul route approval _____
- Mud (Surety) bond received _____
- Haz-Mat abatement documents (required on all demolitions) _____
- Site plan for new construction or fill plan to restore site to original condition _____
- Lot coverage calculations for new structure _____
- Building Plans _____

B O N D

KNOW ALL MEN BY THESE PRESENTS:

That we,
_____, of
_____, (hereinafter
called the Principal), and
_____, (hereinafter
called the Surety), are held and firmly bound unto the City of Prairie
Village, Kansas, (hereinafter called the obligee), in the penal sum of
Five Thousand Dollars (\$5000.00), lawful money of the United States,
to the payment of which sum, well and truly to be made, the Principal
herein firmly binds himself (themselves), their heirs, executors,
administrators, and assigns, and the said Surety bonds themselves,
their successors, assigns, executors and administrators, jointly and
severally, firmly by these presents.

**WHEREAS, the Principal intends to perform
demolition/construction according to Section 16 of the Prairie Village
Municipal Code; and**

**WHEREAS, to obtain a license or permit for said
demolition/construction the Principal must guarantee that the streets
and sidewalks in the area shall remain free and clear of dirt, mud,
gravel and other debris; and**

**WHEREAS, the Principal has guaranteed that the streets and
sidewalks in the areas shall remain free and clear of dirt, mud, gravel
and other debris.**

**NOW THEREFORE, the condition of this obligation of such, that
if the said Principal shall faithfully observe the provisions of the
Laws, Ordinances, and Resolutions, governing the issuance of this
License or Permit, then this obligation shall be null and void,
otherwise to remain in full force and effect.**

PROVIDED FURTHER, that if said Principal shall not faithfully observe the provisions and conditions of the Laws, Ordinances, and Resolutions, or in any way fail to keep the streets or sidewalks in the area free and clear of dirt, mud, gravel and other debris, then the Surety shall pay the costs and damages for such failure and such other expenses accruing there from, directly to the City of Prairie Village, Kansas.

PROVIDED FURTHER, that liability under this bond shall terminate as of the _____ day of _____, 20_____, as to any acts subsequent thereto, unless said bond is continued in force from year to year by the issuance of a continuation certificate signed by the Surety.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20_____.

PRINCIPAL

BY _____

Surety

BY _____

Attorney-in-fact

- is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site.
2. An application may be made to the Planning Commission for site plan approval of a solid wall, retaining wall or a fence that is unique and does not have the locational or design characteristics set out in these regulations. (Ord. 2117, Sec. 2, 2006; Ord. 2248, Sec. 2, 2011)

19.44.030 Building Elevations.

- A. New residential structures shall establish the top of foundation between six (6) inches and twenty-four (24) inches above the finished grade along the front façade. The top of foundation measurement shall be limited to six (6) inches above the highest point of the finished grade in situations where there is significant grade changes along the front façade (i.e. slope or hill) that results in more than twenty-four (24) inches of foundation exposure at any point.
- B. New residential structures or additions may raise the top of foundation an additional six (6) inches for every additional five feet over the minimum side yard setback that the building sets back from both side property lines up to thirty-six (36) inches above the finished grade along the front facade.
- C. New residential structures or additions not meeting paragraphs A or B above shall be submitted to the Planning Commission for review. The Planning Commissions may grant an exception based on the following criteria:
 1. The design of the building elevations, and specifically any design details that reduce the scale and massing of the building compared to what could otherwise be built under the zoning standards.
 2. The relationship of the proposed dwelling to existing structures, and whether their grading, elevation and design is appropriate for the context.
 3. Any special considerations of the lot with respect to the existing grades, proposed appropriate grades and the drainage patterns in relation to adjacent properties and the proposed structure. (Ord. 2019, Sec. III, 2001; Ord. 2350, Sec. IV, 2016)

19.44.035 Lot Coverage

The Board of Zoning Appeals as an Exception may grant permission to exceed the 30% Lot Coverage requirement as set out in Sections 19.06.041, 19.08.036, 19.10.046, 19.12.036 and 19.14.041. The applicant shall submit a site plan and building elevations adequate to convey the character of the architecture.

The Board shall give consideration to the following criteria in approving or disapproving an increase of the Lot Coverage over 30%:

- A. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space;
- B. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health and safety;
- C. The plan provides for adequate management of stormwater runoff;
- D. The plan is consistent with good land planning and site engineering design principles; and
- E. An appropriate degree of compatibility will prevail between the architectural quality of the existing building and the proposed building expansion. (Ord. 2060, Sec. II, 2003)



KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT ASBESTOS DEMOLITION NOTIFICATION FORM

GENERAL INSTRUCTIONS: This Asbestos Demolition Notification Form is to be completed and submitted before a building or structure is to be demolished. **NOTE: IF THE BUILDING OR STRUCTURE CONTAINS FRIABLE ASBESTOS-CONTAINING MATERIALS, THE ASBESTOS NOTIFICATION FORM (ET-ASB8) MUST BE COMPLETED AND SUBMITTED TO THE DEPARTMENT. THIS ASBESTOS DEMOLITION FORM WILL NOT BE ACCEPTED FOR REPORTING THE REMOVAL OF FRIABLE ASBESTOS-CONTAINING MATERIALS FROM BUILDINGS SCHEDULED FOR DEMOLITION.** This form is to be received by the Department not less than 10 working days before the demolition project is scheduled to start. Any notification that is incomplete or any notification indicating site activities to be in violation of applicable regulations will be considered an invalid notification.

Separate notifications must be provided for each building or other individual facility where demolition of said building or facility is to be demolished. Additional copies of this form should be reproduced as needed.

Under most circumstances, the removal of Category I nonfriable asbestos-containing materials will not be required prior to demolition unless the building is to be burned or the materials are considered to be friable. Category II nonfriable asbestos-containing materials must be removed prior to demolition if the materials would be subject to crushing, crumbling or pulverizing during the process of demolition of the building or structure.

Mail the **original, signed and completed** form to:

**KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
BUREAU OF AIR
1000 SW JACKSON, SUITE 310
TOPEKA, KANSAS 66612-1366
(785) 296-6024**

PART A AUTHENTICATION

I hereby certify that, to the best of my knowledge and understanding, the information provided is complete, true and correct.

Please type or **PRINT NAME LEGIBLE** _____ Title _____

Signature _____ Date _____

Name of Firm _____

Telephone No. __ (____) _____

PART B PROJECT DESCRIPTION

Building/Structure Owner _____

Owner Address: Street _____

City _____ State _____ Zip _____

Owner Contact: Name _____ Telephone No. __ (____) _____

Building Address: Street _____ City _____ County _____

Present Use: _____ Past Use: _____ Age of Building: _____

Building Floor Space: (sq ft) _____ No. of Floors: _____

Scheduled Demolition Start ____/____/____ Completion ____/____/____

Describe how building will be demolished: _____

PART C INSPECTION INFORMATION

Was an inspection for asbestos conducted for this project? _____ Yes _____ No

If yes, provide the following information:

Inspector Name _____ Date Inspected _____

Address _____ City _____ State _____

Telephone No. (_____) _____

Accreditation by _____ Exp. Date _____

Provide method used to detect the presence of asbestos material, including analytical methods: _____

PART D DEMOLITION CONTRACTOR INFORMATION

Contractor: _____

Address: _____

City: _____ State _____ Zip _____

Contact: _____ Telephone No. (_____) _____

PART E IDENTIFIED ASBESTOS CONTAINING MATERIALS

Nonfriable Category I: _____ s.f. _____ l.f. _____ c. yd.

Nonfriable Category II: _____ s.f. _____ l.f. _____ c. yd.

Friable Asbestos _____ s.f. _____ l.f. _____ c. yd.

If friable asbestos-containing materials are present state who will be removing the material and when it will be removed:

If nonfriable Category II asbestos-containing materials are present, briefly state the work practices intended to be used to insure these materials do not become friable (crushed, crumbled, or pulverized):

Is building or structure to be burned? _____ Yes _____ No If yes, attach a copy of the required approval letter from KDHE. **NOTE:** All asbestos-containing materials and any additional materials, as required by the Department, must be removed prior to burning.

Was demolition ordered by a Local Government because the structure is structurally unsafe and in danger if imminent collapse? _____ Yes _____ No **If yes, attach copy of the order**

PART F WASTE DISPOSAL

Disposal Site: _____

KDHE Licensed Municipal Solid Waste (Sanitary) or Construction/Demolition (C&D) Landfill Permit Number _____

Location: City _____ County _____ State _____

Waste Transporter: _____