



Council Communication No. 97-377

SYNOPSIS —

This includes proposed changes to Chapter 8 (Building Construction Codes) and Chapter 2, Article V (Grading and Soil Erosion Control) of the Municipal Code.

The changes in Chapter 8 include a provision [Subsection 8-24 (b) #6] requiring applicants of all demolition permits to disclose where the debris from the demolition site will be discarded. A new subsection (e) will also require a grading permit or a permit waiver, regulated in Section 2-205.30, or solid waste disposal license, regulated in Section 16-115, to be obtained for the disposal site, prior to the issuance of the demolition permit.

In addition, changes are recommended to Section 2-205, which will require any property where filling an area exceeding 2,500 sq. ft. with stone, brick, concrete or similar inorganic material to first obtain a grading permit or waiver. Grading permits and waivers are reviewed and issued by Engineering Department staff in the Permit and Development Center.

FISCAL IMPACT —

None expected.

RECOMMENDATION —

Approval.

BACKGROUND —

These changes stem from a recent incident where the demolition contractor of the Shops Building discarded demolition debris on a site in the Chautauqua Park Neighborhood. This site was owned by the demolition contractor and intended to be used as a fill site. It wasn't until the City received a complaint that we were aware of the dumping. As a result of our investigation, we found that the contractor had discarded not only bricks and concrete, but also organic material that the contractor must now remove. Bricks and concrete fill material, if placed and graded properly, is an acceptable and effective fill material. It is our opinion, if staff knew about this intended filling earlier, we could have prevented several of the problems.

These proposed changes will require demolition permit applicants to disclose where the debris will be discarded, and give us the ability to better regulate fill sites by allowing the City to review and approve sites where substantial amounts of brick, concrete, or other similar materials are intended to be dumped.

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