



Demolition Permit

1. Permit Application Completed by the Demolition Contractor
2. Site Plan or Survey Required
3. Memorial Village Water Authority Approval for Demo
4. Proof of Ownership
5. City of Piney Point Work Hours Form
6. Person Responsible for Job Site Form
7. Submit Tree Disposition Plan for Tree Protection Fencing
8. If a New Construction Project, Refer to Tree Ordinance
9. A Plumbing Contractor Must Submit an Application for Sewer Disconnect.
10. If Using a Port-O-Lets (Must be Screened with Cedar Pickets)

Notes; A temporary tree protection fence inspection is required. Tree protection signs may be required. If new construction a tree determination will need to be prepared by the City Forester and signed by the contractor. No, trees are to be removed without the permission of the City Forester. Plumbing contractors must show the area they plan on excavating. Must show where the water meter is in relation to any nearby trees. Memorial Village Water Authority will need to inspect the future stub out connection, you will have to call and schedule the inspection directly to the water authority. The City of Piney Point will do sewer disconnect final inspection, all the water ,sewer, electrical and gas must be disconnected at the time of the plumbing final. Demolition contractors are required to call 811 before scheduling digging. Demolition contractors are required to follow all safety procedures when demolishing a house. Pool demolishing, the pool shells must be removed. All debris is to be removed from the site. A demolition final is required for this permit. All streets are to be cleaned and maintained and in good condition. Any damage to the roadway or sidewalks will result in replacement and must be inspected by the City. Cannot start the destruction of a house unless a demo permit has been obtained. Demo permits are good for only 30 days.

PERMIT APPLICATION REQUEST

PROPERTY OWNER INFORMATION

DATE: _____

SITE ADDRESS: _____

LOT: _____ BLOCK: _____ SUBDIVISION: _____

PROPERTY OWNER: _____

MAILING ADDRESS: _____ STATE _____ ZIP _____

PHONE NUMBER: _____ MOBIL: _____

FAX NUMBER: _____ E-MAIL: _____

CONTRACTOR INFORMATION

CONTRACTOR COMPANY NAME: _____

CONTACT NAME: _____ STATE LICENSE# _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP _____

TELEPHONE: _____ MOBIL: _____

FAX NUMBER: _____ E-MAIL: _____

TOTAL COST OF IMPROVEMENTS:\$ _____

TYPE OF PERMIT

NEW RESIDENCE:	SWIMMING POOL	ACCESSORY STRUCTURE:
PLUMBING:	FENCE:	FIRE SPRINKLER:
ELECTRICAL:	CULVERTS:	IRRIGATION SPRINKLER:
HVAC:	DRAINAGE:	DRIVEWAY/FLATWORK:
ADDITION:	REMODEL:	ROOF:
GENERATOR:	DECKING:	OTHER:

JOB DISCRPTION/DETAIL SCOPE OF WORK

NOTE: No use of any building is permitted without a Certificate of Occupancy, including the storage of any items. Use of building prior to issuance of a Certificate of Occupancy will require the gas and electric to be terminated. Not to exclude other penalties. The City of Piney Point Village has the right to include the current resident/home owner in every aspect of the building permitting process.

THE UNDERSIGNED, IN ACCORDANCE WITH PROVISIONS OF THE BUILDING AND ZONING ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, HEREBY APPLIES FOR THE PERMIT DESCRIBED HERIN. APPLICANT HERBY CERTIFIES THAT ALL PROVISIONS OF BUILDING LAWS AND ORDINANCES WILL BE COMPLIEDWITH AND THAT ALL STATEMENTS MADE HEREIN ARE TRUE AND CORRECT.

SIGNATURE OF APPLICANT

PRINT NAME OF APPLICANT

I ACKNOWLEDGE THAT I HAVE RECEIVED AND REVIEWED ALL OF THE FORMS AND DOCUMENTS LOCATED IN THE BUILDERS HANDBOOK FOR CONSTRUCTION.

(not required)

SIGNATURE OF HOMEOWNER

PRINT NAME OF HOMEOWNER



Important Contractor Notification &

Acknowledgement!

No Work on Sundays!!

Sec. 10-1. Time limitations on building activities.

(a) It shall be unlawful for any person to cause, permit or perform any construction, renovation, alteration, repair or demolition of any building or structure, or any excavation related thereto, within the city, except between the hours of 7:00 a.m. and 7:00 p.m. on Mondays through Fridays, and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays.

(b) The provisions of subsection (a) shall not apply to any construction, renovation, alteration, repair, demolition or related excavation for which a city permit is not required, or to any such work performed within an enclosed building or structure and for which the noise therefrom is inaudible from all adjacent properties.

(c) The city building official is hereby authorized and directed to issue stop work orders as are necessary to assure compliance with the provisions of this section.

(d) Any person who shall violate any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined as prescribed in section 1-11.

(Ord. No. 777, §§ 2--5, 8-22-94)

Cross references: Environment, ch. 26.

Sec. 10-5. Penalty.

Any person who shall violate or cause to be violated any provision of this chapter or who shall fail to comply herewith, or with any of the requirements hereof, or who shall erect, construct, alter, repair, move or demolish any structure, or who shall have erected, constructed, altered, repaired, moved or demolished a building or structure in violation of a detailed statement or drawing submitted and approved hereunder shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined as provided in section 1-11.

(Ord. No. 875, § 2, 11-26-01; Ord. No. 884, § 1, 6-24-02)

I have read all of the contractor work hours for the City of Piney Point Village & acknowledge the required work hours and violations. I am aware that no work shall be performed on Sundays for projects that are currently under construction.

Date: _____

Signature of applicant: _____

Print name of applicant: _____

Project address: _____

Project type: _____

MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD - HOUSTON, TEXAS 77024 • (713) 465-8318 FAX(713) 465-8387

APPLICATION FOR DEMOLITION APPROVAL

INSTRUCTIONS: This application is for an approval from Memorial Villages Water Authority to demolish or move structures on property located in the City of Hedwig Village, Hunters Creek Village or Piney Point Village. Complete the application and submit in person or by mail at the address listed above, by fax or, by e-mail at (www.mvwa.org).

(TYPE OR PRINT) Incomplete or illegible applications may be delayed in processing.

DATE: _____

PROPERTY DESCRIPTION: (where service is requested)

ADDRESS: _____
HOUSTON, TEXAS 77024

LEGAL: _____

APPLICANT NAME: _____

(Legal description required for Demolition Approval)

ON BEHALF OF: _____

RETURN ADDRESS: _____

APPLICANTS SIGNATURE: _____

TELEPHONE NUMBER(S) Hm: () _____ Fax: () _____
Ofc: () _____ Mobile: () _____

REQUEST FOR DEMOLITION APPROVAL for: Residence Business

We, _____, are the owners of the above described property that is scheduled to be demolished or moved. We have contracted with _____ to perform this work on our behalf. Their contact person is _____ who may be reached at one of the following telephone numbers. _____

We request that Memorial Villages Water Authority provide the following services:

Remove the Domestic Water Meter Irrigation Water Meter -- and terminate service to the account.

Turn off the meter(s) but leave in place for use by our contractor. Place the account(s) in the following name.

NAME: _____

SEND BILLS TO: _____
(address)

NOTE: This application goes through a review and approval process base on the information submitted by the applicant. If approved, you will be contacted by our office and will receive an executed "APPROVAL FORM" that you must take to the City having jurisdiction to obtain the necessary permits. Fees may apply for removal and/or reinstallation of water meters.

DEMOLITION ORDINANCE FOR PINEY POINT VILLAGE, TEXAS

Article I General

Section 1. Definitions

Demolition: Any act or method of pulling down, destroying, removing, razing, or moving a structure or any portion thereof, or commencing the work of moving or of total or substantial destruction of a structure or portion thereof.

Excavation: The act or operation of excavating; to dig, compress, or remove earth, rock, or other materials in or on the ground, or structures in or on the ground by use of mechanized equipment or blasting; including, but not limited to auguring, boring, backfilling, drilling, grading, pile driving, plowing in, pulling in, trenching, tunneling, and plowing; and including manipulation of any tools or equipment by human effort only.

Demolition/Remodel/New Construction Permit: Removal of any and all structures on property when immediate remodeling or new construction is planned, and plans therefore have been submitted to the building official, and approved.

Demolition-Only Permit: Removal of any or all structures on property without any tree removal.

Cross Reference—Buildings and Building Regulations Ch.10, Article VII. Rights-of-Way – additional requirements for demolition and/or excavation in City ROW.

Article II Permitting Application Requirements

Section 1. Demolition Permitting Requirements

- The application is to be completed by the demolishing contractor. The contractor must be the owner of record or the authorized agent of the owner.
- Application must include:
- Proof of ownership on the property to be demolished must be provided; i.e. bank or mortgage company record or deed of record.
- Details of all structures to be demolished.
- Two copies of the lot Survey showing access to lot for demolition and necessary tree protection, approved by City Forester.
- Two copies of Tree Survey, Tree Disposition application, and Tree Disposition Plan showing trees to be removed and trees to remain, all approved by the City Forester. Tree surveys must be less than six months old.
- Name and State license number and Piney Point Village registration number of plumber who will be doing the work, in order to obtain a plumbing sewer disconnect permit.
- Application to and written approval from Memorial Village Water Authority for demolition.
- Temporary water account set up in contractor's name.
- Application filling fee.

Article III. Demolition Requirements and Procedures

Section 1. Procedures Required before Demolition

- Trees marked on the Tree Survey to remain shall have temporary protective fencing and signage erected. Approval of such fencing by the City Forester after field verification is required. In the case of Demo Only Permits, trees marked on the lot survey as needing protection for lot access shall meet the above criteria.
- Trees authorized to be removed on the Tree Disposition Plan shall be removed. Removal of any trees not authorized on the plan will cause the job to be halted, penalties to be assessed, tree replacement to be required, and a new Demolition permit to be required.
- Prior to digging up sewer and water service lines, the licensed plumber must mark the existing plug and sewer service line and water line at the property line and stake out the excavation area. The City Forester must view the proposed excavation area. If any tree critical root areas are involved, the City Forester must prescribe any methods needed for protection of such root areas before excavation is done. If the sewer disconnect is found to be at another location from where originally staked, City Forester must be notified and approve the change in location. Any excavation work prior to City Forester approval will cause the job to be halted, city citations to be issued, and penalties to be assessed.
- Electrical and gas service shall be cut off and disconnected as required by local and/or State procedures.
- Piney Point must inspect water, sewer, electrical, and gas service disconnects, and MVWA must inspect water and sewer disconnects. Written approval is required on passed inspections from Piney Point and Memorial Village Water Authority before excavation is backfilled.

.Cross Reference—Vegetation, Ch. 66, Sec.66-45 5. Demo-only permit; Sec.66-40 Management of vegetation on public Rights-of-Way.

Section 2. Demolition Procedures

- Prior to actual demolition, removal of any elements of structures to be preserved rather than demolished, may take place. This includes any/all elements of structures such as roofing, windows, trim, brick, and fencing. No material shall be placed or allowed to fall in such a manner as to overload any part of the remaining structures, which may be caused to fall on any adjacent properties or street sidewalk or rights-of way
- During demolition, safety, erosion, and dust control measures shall be taken as directed by the Building Official and/or City Inspector. An erosion control plan shall be in place that includes provisions for addressing airborne dust and debris. Proper procedures shall be followed regarding hazardous material removal. During the course of extreme winds, all necessary measures must be taken to prevent any flying material from being blown into any street or onto adjoining properties and to insure the safety of the site and to preserve the environment and its neighboring surroundings.
- During demolition, all fencing, tree protection, and tree signs must remain intact.
- During demolition, grass on the lot must be kept mowed.
- Any and all structures must be removed from the premises, including but not limited to all accessory structures, detached garages, storage sheds, ponds, fountains, and fencing. Pools and decking must be completely removed out of the ground and dirt put back to the original ground level.
- Exception: Pools and decking may remain on the lot if completely fenced, secured, and locked. A \$10000 deposit must be placed in Escrow with the City to ensure that the condition and security of the property is maintained while the property is being sold or under redevelopment.

- Trash and debris must be cleaned up and cleared from the site. No structure or debris of any kind can be left for residential solid waste collection.
- The lot must be graded to the natural grade level or street level.
- Any and all sidewalks and right-of-way grass or other vegetation must be restored to the condition existing prior to demolition.
- For a Demo Only Permit, before final inspection and demo completion all fencing and tree protection must be removed. After final inspection and demo completion, the lot must be maintained in a sanitary and mowed condition as per Chapter 26, Sec.32-36.
- For a Demo/Remodel/New Construction Permit, if no plans have been submitted within 6 months of final inspection and demo completion, all fencing and tree protections must be removed and the lot must continue to be maintained in a sanitary and mowed condition as per Chapter 26, Sec.32-36.

Article IV. Demolition Permit Term

- The Demolition Permit is valid for 30 days from date of issuance. Extensions for circumstances preventing work to be performed may be granted at the discretion of the building official.
- If at any time after the demolition permit is issued the ownership of the property changes hands, all outstanding unfulfilled requirements of the permit will be passed to the new owner of the property. If the demolition permit is for remodeling or new construction, any changes to plans for structures under which the permit was issued must fit within the area from which protected or RMD trees have been removed, or all permits are cancelled and the entire demolition/building permitting process must be redone.

Article IV. Penalties

Chapters in our code refer to emergencies, but are generally talking about restoring public services and operating emergency vehicles. There's no reference to cleaning up debris after emergencies like windstorms or floods. Ch.10, Sec.10-294 authorizes users of facilities in public rights-of-way to make repairs and then notify the City (rather than waiting to have the City do the repairs. So there's some logic to putting your debris cleanup somewhere in chapter 10. Some reference might be made to Ch.18 Civil Emergencies, or Ch.34 Floods, or something could be put in those chapters with cross-reference to Ch.10.