

**City of Ontario**  
**POLICY & PROCEDURE**  
**DEMOLITION PERMITS**  
**APPLICATION FEE - \$50.00**

**DEFINITIONS:**

DEMOLITION MEANS THE TEARING DOWN AND/OR REMOVAL OF ANY PART OR WHOLE OF A STRUCTURE PERMANENTLY AFFIXED TO THE GROUND (EXCLUDING FENCES) ON ANY SITE, INCLUDING MOVING OFF-SITE INTACT OF ANY PART OR WHOLE OF A STRUCTURE.

RENOVATION MEANS ALTERING A FACILITY OR ONE OR MORE FACILITY COMPONENTS IN ANY WAY, INCLUDING THE STRIPPING OR REMOVAL OF REGULATED ASBESTOS CONTAINING MATERIAL (RACM) FROM A FACILITY COMPONENT. OPERATIONS IN WHICH LOAD-SUPPORTING STRUCTURAL MEMBERS ARE WRECKED OR TAKEN OUT ARE DEMOLITIONS. COSMETIC CHANGES SUCH AS PAINTING, WALL AND FLOOR COVERINGS NOT INVOLVING THE REMOVAL OF RACM ARE NOT CONSIDERED RENOVATIONS.

**SECTION 1149.03(E) OF THE ONTARIO CITY ZONING CODE ESTABLISHES THE POLICY & PROCEDURE WITH REGARD TO THE DEMOLITION OF ANY BUILDING OR PORTION OF A BUILDING.**

BEFORE ANY BUILDING OR STRUCTURE HAVING MORE THAN 140 SF OF FLOOR AREA IS DEMOLISHED OR RENOVATED, THE OWNER OR DEVELOPER SHALL MAKE APPLICATION FOR A DEMOLITION PERMIT ON THE FORM PROVIDED IN APPENDIX B. THE APPLICATION AND APPLICATION FEE OF \$50 MUST BE RECEIVED BY THE ZONING INSPECTOR AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE DEMOLITION COMMENCING.

THE CITY ENGINEER SHALL REVIEW EACH APPLICATION AND SHALL INDICATE HIS APPROVAL OR DISAPPROVAL TO THE PERSON WHO FILED THE APPLICATION. NO DEMOLITION SHALL COMMENCE WITHOUT THE CITY ENGINEER'S APPROVAL.

THE CONTRACTOR OR OWNER SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE TO ESSENTIAL CITY PERSONNEL BEFORE COMMENCING DEMOLITION WORK UNDER ANY PERMIT. HE SHALL CARRY OUT THE WORK IN AN ORDERLY MANNER WITHOUT UNNECESSARY DELAY AND COMPLETE THE WORK IN A TIMELY FASHION.

THE DEMOLITION CONTRACTOR MUST PROVIDE PROOF OF PUBLIC AND PRIVATE PROPERTY DAMAGE INSURANCE AND VEHICLE LIABILITY INSURANCE IN THE AMOUNT OF NO LESS THAN FIVE HUNDRED THOUSAND DOLLARS (\$500,000).

ALL FEDERAL, STATE, AND LOCAL LAWS RELATING TO SAFE DEMOLITION PROCEDURES INCLUDING EQUIPMENT, APPAREL AND INDIVIDUAL PROTECTIVE DEVICES AS WELL AS ALL STATE EPA APPROVALS AND PERMIT REGULATIONS MUST BE COMPLIED WITH IN FULL.

RENOVATION EXEMPTION: NO PERMIT WILL BE REQUIRED OF RESIDENTIAL OWNERS FOR RENOVATIONS WHICH DO NOT INVOLVE THE ABANDONMENT OF UTILITIES OR ARE NOT COVERED UNDER EPA RULES AND REGULATIONS.

CITY UTILITIES MUST BE ABANDONED IN ACCORDANCE WITH CITY OF ONTARIO REQUIREMENTS.

ANYONE WHO VIOLATES THE PROVISIONS OF THIS ORDINANCE SHALL BE GUILTY OF A MISDEMEANOR OF THE FIRST DEGREE.