

DEMOLITIONS

1. In addition to the requirements of Section 3303 of the International Building Code, every building or structure or portion or remnants thereof remaining after fire, prior or partial demolition, acts of nature, explosion or other destructive or nondestructive forces which is found to be in noncompliance with the site cleanup requirements specified in subsection (C)(3)(a) through (C)(3)(j) of this section shall be brought into compliance with these requirements, as applicable, within sixty days of written notice (certified mail) or, those responsible for such buildings or structures shall obtain permits necessary for reconstruction within sixty days of such notice.
2. All buildings under demolition or remnants of buildings as mentioned in subsection (C)(1) of this section, shall have the site posted with no trespassing signs and otherwise protected from unauthorized access by the public.
3. Permits for demolishing structures and buildings shall be condition as follows:
 - a. Permits shall be valid for a period not to exceed sixty days from date of issuance with sixty day extensions allowed for extenuating circumstances as approved by the Building Official;
 - b. Remove all floors, foundations, footings, basement and retaining walls to a minimum of eighteen inches below grade, or as otherwise required;
 - c. Fill excavations and other cavities with noncombustible, inorganic material smaller than eight inches and cover with dirt or gravel so that broken concrete is not left exposed;
 - d. Remove all sewage from existing cavities and fill with earth, sand, gravel or other approved material;
 - e. Fill wells with gravel and rocks no larger than eight inches or install a concrete cap (lined wells only) of sufficient size and weight that it cannot easily be removed;
 - f. Grade site so that surface is smooth and properly sloped for required drainage. Grading shall conform to existing neighboring grades on all sides;
 - g. During demolition, water shall be used to control and reduce dust and its impact on neighboring properties;
 - h. The site shall be left clean and in a safe condition; and
 - i. When demolition has been completed, the department shall be contacted, pursuant to Section 110 of the International Building Code, to inspect the site to ascertain compliance with this chapter.
 - j. A bond in an amount sufficient to ensure abatement of potential impacts to public health and safety and long-term environmental impacts and to ensure general

clean-up of the demolition site shall, at the discretion of the Building Official, be required prior to issuance of the demolition permit.

- (i) If a bond is to be required, assurance of full and faithful performance shall be for a sum determined by the Building Official as sufficient to cover the cost of the proposed project. If the applicant does not concur with the established aforementioned sum, the applicant, at his/her expense may employ a qualified agent, approved by the Building Official to mediate any alleged discrepancy.
- (ii) Prior to issuance of permit, the applicant shall file with the Building Official, to assure his/her full and faithful performance, one of the following:
 - 1. A surety bond executed by a surety company authorized to transact business in the State of Washington in a form approved by the prosecuting attorney;
 - 2. A personal bond approved by the prosecuting attorney, cosigned by at least one additional person, together with evidence of financial responsibility and resources of those signing the bond sufficient to provide reasonable assurance of ability to proceed to accordance with the conditions of permit issuance;
- (iii) If the applicant fails to carry out provisions of the permit and Klickitat County has unreimbursed costs or expense resulting from such failure, Klickitat County shall call on the bond or cash deposit for reimbursement. If the amount of the bond or cash exceeds the cost and expense incurred by Klickitat County, the remainder shall be released. If the amount of the bond or cash deposit is less than the cost and expense incurred by Klickitat County, the applicant shall be liable to the county for the difference. The Building Official may require readjustment of bond amount if the scope of work changes after work has begun.
- (iv) Klickitat County shall have the authority to make site visits at any time throughout the duration of the project.
- (v) Bonding shall remain valid until all required work is complete and the final inspection has been approved.

- 4. The fee for a demolition permit issued pursuant to section 105 of the International Building Code shall be as specified in Section 15.08.040.