

# Chapter 237. BUILDINGS, DEMOLITION OF

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§ 237-1. Requirements for issuance of demolition permit.

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**[HISTORY: Adopted by the Town Council of the Town of Monroe 11-6-2003. Amendments noted where applicable.]**

### **GENERAL REFERENCES**

Building construction — See Ch. 232.

Historic districts — See Ch. 310.

§ 237-1. Requirements for issuance of demolition permit.

**[Amended 8-24-2009; 12-12-2011]**

No permit for the demolition of any building, structure or part thereof which is 500 total square feet in size or larger and at least 60 years old or constructed prior to 1950 shall be issued until the following requirements are satisfied:

A. The filing of an application for a demolition permit with the Building Department upon a form provided by the Building Official, *Editor's Note: Throughout this chapter, references to the "Chief Building Inspector" were amended to "Building Official" 8-24-2009.* which form shall contain:

- (1) Name and address of structure to be demolished.
- (2) Location and identification of property to be demolished.
- (3) Age and type of structure to be demolished.
- (4) Square footage of structure to be demolished.
- (5) Name and address of owner.
- (6) Name and address of firm undertaking the demolition.

(7) Reason for demolition.

(8) Date on which demolition is to begin.

(9) Names and addresses of all property owners abutting the property on which the building, structure(s) or part thereof to be demolished is located, according to an attached copy of a current Town of Monroe Assessor's Map.

B. Publication by the Building Official of notice of the demolition permit application in a newspaper having substantial circulation in the municipality. The notice shall be published within seven days following the filing of the demolition permit application.

C. The applicant shall mail such notice, by certified mail, with postal receipts provided to the Building Official for incorporation into the applicant's file, within seven days of filing, to the Historic District Commission, Town Historian and the Monroe Historical Society.

D. The applicant shall provide notification by mail, within seven days following the filing of the demolition permit application, of the owners of all property abutting the property on which the building(s) to be demolished is located. The identity of the owners entitled to notification under this provision shall be those abutting property owners as shown on the then current Monroe Assessor's Map.

E. The Building Official shall post in a conspicuous location on the property for 30 consecutive days a sign at least 36 inches by 48 inches visible from the nearest public street or other accessway adjoining the property. Such sign shall include a copy of the legal notice and shall contain the word "Demolition" in capital letters no less than three inches in height. If there is more than one structure proposed for demolition, one sign shall be posted for each structure. All signs required hereunder shall remain posted on the property, if the permit is issued, until the completion of all demolition activities authorized by the permit.

F. The applicant shall pay a fee of \$250 for said demolition permit.

G. There shall be a waiting period of 180 days following the filing of the application for the demolition permit. This waiting period may be waived upon written consent signed by the Chairman of the Historic District Commission. The waiting period of 180 days shall expire automatically

after 60 days if no action is taken by the Historic District Commission or its Chair.

H. Properties and structures located within any historic district shall be additionally governed by the historic district regulations as established by the current sitting Historic District Commission.

§ 237-2. Emergencies.

The provisions of § **237-1** hereinabove shall not apply to orders issued by the Director of Health and/or the Building Official for emergency application because of a threat to public health and safety.

§ 237-3. Other regulations and authority.

This chapter is intended to supplement and not limit any requirements now or hereafter imposed by the Connecticut General Statutes and regulations adopted thereunder on any applicant for or recipient of a demolition permit, or any authority now or hereafter granted to the Building Official by the Connecticut State Building Code, including but not limited to his authority as it applies to unsafe structures, fire-damaged structures, or deteriorated structures and the demolition and/or removal of the same.

§ 237-4. Term of permit.

Any demolition permit shall be valid for a period of six months from date of issuance.

§ 237-5. Penalties for offenses.

Demolition of a structure without a permit shall subject the violator to all applicable penalties under the law, including a fine of the greater of \$1,000 or the assessed value of the property demolished for each violation.