



623 Garrison Ave – Suite 405
Fort Smith, AR 72901

Phone: (479)784-2206

Fax: (479)784-1030

buildingsafety@fortsmithar.gov

Demolition of Structures Requirements

1. Bonds are required:

- (a) The owner or contractor shall submit a surety bond, or a demolition surety agreement in a form approved by the qualified and licensed attorneys at law contracted to provide legal services pursuant to sections [2-111](#) through [2-113](#), or cash bond, to ensure that the building or structure is removed in its entirety and that the lot or other premises upon which the building or structure had been located is cleared and cleaned of all building materials, rubbish or foundations and has been filled and graded so as to allow proper drainage of all surface water. The bond will also ensure the repair of damaged buildings, structures, sidewalks, streets or other improvements resulting from a demolition project.
- (b) Required bond amounts shall be applied to each building or structure as follows:
 - (1) Detached single-story buildings or structures consisting of 1,500 square feet or less: \$1,000.00;
 - (2) Detached single-story buildings or structures consisting of 3,000 square feet or less: \$2,000.00;
 - (3) Detached two-story buildings or structures and/or buildings or structures consisting of 5,000 square feet or less: \$5,000.00;
 - (4) Attached buildings or structures and buildings or structures consisting of 5,000 square feet or more: \$5,000.00 plus \$1,000.00 for each additional 1,000 square feet or fraction thereof.

2. Inspections:

- (a) To be made after all utility connections have been disconnected and secured in such a manner that no unsafe or unsanitary conditions exist.
- (b) When applicable, construction fences, covered walkways, temporary sidewalks or other walkways shall be inspected prior to commencement of demolition.
- (c) Final inspection. To be made after all demolition work is completed.

3. Protections to limit unsafe conditions:

- (a) Demolition work in progress shall be pursued diligently and without unreasonable interruption with due regard to safety. It is the intent of this section to limit the existence of an unsafe condition or nuisance on the premises during the period of demolition operations.
- (b) Each demolition permit shall set forth a specific number of days in which demolition work must be completed and in which the premises must be cleaned as required hereinafter. A minimum time limit of 30 days with a maximum time of 90 days will be allowed for all demolition projects. An extension of time may be granted by the building official if a hardship is demonstrated, but such extension shall only be granted after the contractor has observed all of the proper regulations during the initial time limit.
- (c) A building or structure shall be demolished in compliance with the standards for demolition in the then-current state fire code and the city building code.
- (d) No building or structure or portion thereof being demolished or declared to be dangerous or unsafe shall be thrown, pulled, or blasted, unless special, prior approval is given by the building official.
- (e) The temporary use of streets or public property for the storage or handling of materials or of equipment required for the demolition of any building or structure shall comply with the requirements for safeguards during construction stipulated in the then-current state fire code and the city building code.
- (f) The stockpiling of combustible materials in the fire district, as defined in [section 6-1](#), is prohibited.
- (g) The owner or the owner's duly authorized agent shall be responsible for compliance with all state and federal regulations pertaining to the lawful abatement and disposal of asbestos materials (see Arkansas Asbestos Abatement Regulation).
- (h) All buildings or structures over two stories in height, over 5,000 square feet and all attached buildings or structures will require the permittee to submit a plan and complete schedule for demolition to the building official. No work shall be done until such plans and/or schedule are approved by the building official.

4. Protections for attached buildings:

- (a) If, in the opinion of the building official, the demolition of any building or structure will impact the foundation or other structural components of a remaining building or structure, the owner of the building or structure to be demolished must employ a professional engineer, licensed in the state, competent in structural design, to analyze the structures and certify to the building official that the structural integrity of the remaining building will not be compromised by the demolition project.

- (b) When any building or structure is demolished so as to expose any party wall, the permit holder shall repair and restore any flashing of adjoining property which is broken or damaged during such operations.
- (c) Any and all holes in the exterior walls shall be filled with similar construction materials from the exposed side of the wall.
- (d) The exposed party walls shall be restored and weatherproofed in accordance with the requirements of the building code for exterior walls of the particular type construction involved. All such party walls shall be faced with material commonly used, or exterior finish identical to, or as closely resembling as practicable, the facing material or the other exterior walls of the building left standing, and shall be painted or otherwise finished in a manner similar to other parts of the building or structure.
- (e) All masonry walls or portions thereof shall be removed to grade level unless the wall has been proven to have a structural necessity. In any case, party walls must be left in a neat and sound condition.
- (f) All exits, fire protection and building services of adjoining buildings shall not be removed, damaged or interrupted. Any necessary reconstruction shall comply with the appropriate construction codes for new construction.
- (g) The owner of the demolition project shall be responsible for all repairs, alterations or reconstruction of the remaining buildings.



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