

DEMOLITION PERMIT REQUIREMENTS
CHARTER TOWNSHIP OF LYON
Building Department – (248) 437-2252

1. Owner or Agent must secure a Building Permit Application from the Building Department for a Demolition permit. Proof of ownership of property must be provided. If acting as an agent, letter of approval from owner to demolish (signed contract is acceptable).
2. The contractor applying for the permit must be a licensed builder or Maintenance Alteration Contractor, in accordance with Public Acts 299 State of Michigan, and registered with the Township.
3. Certificate of Insurance required.
4. Before a building can be demolished or removed, the owner or agent shall notify all utilities having service connections within the building such as water, electric, gas, sewer, and other connections. A permit to demolish or remove a building shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner or does not exist.
5. *Michigan Building Code 2009, Section 3307.1 "Protection required"* – Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.
6. Applicant to submit two (2) sets of the plot plan showing the location of all buildings to be demolished and all structures that are to remain. Show approximate location of wells, septic tanks, and field.
7. All septic tanks must be broken open and pumped out and then filled with sand with plumbing inspector's approval.
8. Well Abandonment Permit is required from Oakland County Health Department PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT (248-926-3338). Final Inspection and Approval of well abandonment is required from the Health Department prior to Final Demolition Inspection.
9. Inspection required by plumbing inspector for sewer cut off and capping of sewer and termination of water service.

- A. Sanitary Sewer leads shall be capped at the property line by an approved material under section 705 of the plumbing code and method approved by the plumbing inspector.
- B. Domestic water service will be retired by shutting off the corporation stop at the water main, physically disconnecting the service line from the corporation stop, and also, removal of the curb stop box.

An exception to this procedure may be considered if a new structure of the same or similar use will be constructed on the site within six (6) months of the date of approval of the Demolition Permit.

- 10. All underground flammable liquid storage tanks shall be removed in the presence of the Fire Inspector.
- 11. Any footings, foundation walls, and concrete must be removed and taken off site. Building Inspector to verify prior to backfill.
- 12. All debris must be removed from the site. Burning of material is not permitted.
- 13. Final inspection by the Building Department is required upon completion of all work on site.
- 14. Where a structure has been removed or demolished and a building permit has not been approved for a new structure, the vacant lot shall be filled, graded and maintained to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property. Soil must be stabilized.

*Please note – A soil erosion permit must be obtained if there are any earth changes within five hundred (500) feet of a lake or stream. Contact Oakland County Drain Commission Office at (248) 858-0958 for the necessary information.