



City of Tomah Zoning Department
819 Superior Ave. Tomah, WI, 54660
(608) 374-7511
chandy@tomahwi.gov

DEMOLITION SIGN OFF SHEET

We, the undersigned, certify that the water, sewer, electricity, gas, and telephone connections in the building or structure about to be demolished, as described below, have been removed, sealed or plugged. The permittee for the sewer and water disconnection and proper abandonment in accordance with City of Tomah requirements *

BUILDING OR STRUCTURE ADDRESS:

The following shall be completed and signed prior to the release of the demolition permit.

WATER & SEWER * CONNECTION	_____	_____	_____
	Plumbing Contractor Signature	MP License#	Date
WATER METER	_____	_____	_____
	Tomah Water Utility		Date
GAS CONNECTION	_____	_____	_____
	WE Energies (866-423-0364 fax 920/380-3507)		Date
ELECTRICAL CONNECTION	_____		_____
	Circle one: Alliant Energy (office 608-847-1312 email: mauengineering@alliantenergy.com) Oakdale Electric (office 608/372-4131 fax 372-2253)		Date
TELEPHONE CONNECTION	_____	_____	_____
	Centurytel (608/372-8154 fax 608/372-8240 attn: Phil)		Date

NOTICE: Asbestos Abatement
 Demolition projects are subject to Federal and State of Wisconsin regulations concerning asbestos containing building materials.

*Refer to attached City of Tomah policy for abandonment requirements for water, sanitary sewer and storm sewer.



819 SUPERIOR AVE
TOMAH, WI 54660
PHONE: 608-374-7511

DEMOLITION/RAZE PERMIT APPLICATION

PROJECT ADDRESS: _____

\$ COST OF PROJECT _____

INTENDED USE OF LAND AFTER DEMOLITION: _____

(Owner and contractor responsible for lawful containment, abatement, and disposal of all hazardous materials)

DESCRIPTION OF WORK: _____

(PRINT) OWNER INFORMATION

INSPECTOR

Owner Name _____
 Owner Address _____
 Owner Phone _____
 Owner Email _____

Zoning _____ No. of Stories _____
 Commercial: Yes No Flood Plain: Yes No

Contractor Name _____
 Contractor Address _____
 Contractor Phone _____
 Email _____

Dwelling Contractor Certification # _____
 Expiration Date: _____
 Dwelling Contractor Qualifier Certification # _____
 Expiration Date: _____

DO NOT CONCEAL ANY WORK WITHOUT FIRST RECEIVING INSPECTION APPROVAL. IT'S THE OWNER'S RESPONSIBILITY TO SEE THAT INSPECTION REQUESTS ARE CALLED IN TO INSPECTOR.

OK To Issue by: _____ Date: _____

FEES

Plan Review \$ _____

Permit Fees \$ _____

\$ _____

TOTAL FEE: \$ _____

Received By: _____

Check #: _____

It is hereby agreed between the applicant, as owner, owner's agent or servant, and the City of Tomah that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by the Department of building and Inspections of the City of Tomah, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith file; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of Tomah, and to obey any and all lawful orders of the Department of Building and Inspections of the City of Tomah and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

(PRINT) AGENT/CONTRACTOR NAME

(PRINT) OWNER NAME

Signature (Agent/Contractor) Date

Signature (Owner) Date

Inspections

1. When do you need to inspect a building for asbestos?

All structures must be inspected for the presence of asbestos prior to renovation or demolition, with the exception of a single, residential structure with 4 or fewer dwelling units.

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2. I am demolishing or renovating a relatively new building. Do I still need an asbestos inspection?

The age of a building does not exclude it from the requirements of [chapter NR 447 \[exit DNR\]](#). A building being demolished or renovated must be inspected regardless of age. Asbestos containing building materials are still made and available. Furthermore, the reuse of materials also increases the possibility that asbestos containing materials may be in a newer building.

3. Does the DNR require that you inspect and notify for the demolition of a house?

In Wisconsin Administrative Code, ch. NR 447, a "facility" is defined as "any institutional, commercial, public, industrial or residential structure, installation or building...excluding residential buildings having 4 or fewer dwelling units.

This means that a house (single residential structure with 4 or fewer dwelling units) would be exempt from complying with NR 447. However, multiple structures of any type that are part of a larger project would be considered an installation within the facility definition, and regulated under NR 447. So for example, two houses on a contiguous property being demolished would be regulated.

While the DNR would not require an asbestos inspection or notification for a single residential structure with 4 or fewer dwelling units, [Waste & Materials Management](#) regulations do require that the waste generated from the demolition be disposed of properly.

City of Tomah policy for abandonment of Water and Sewer Services

Purpose: The purpose of this policy is to define minimum requirements for abandonment of water and sewer services as part of a building demolition.

General:

1. A state licensed Master Plumber shall complete and/or supervise disconnection and abandonment of water and sewer services.
2. All existing water and sewer services extended to the property shall be abandoned according to the procedures below.
3. The person obtaining the demolition permit shall have at least \$300,000 personal injury and property damage insurance.

Sewer:

1. The private sewer service lateral shall be exposed and properly sealed at a point outside the limits of demolition, within 10' of the property line. Sealing of the sewer lateral **shall be inspected** by either the Building Inspection Department or the Department of Public Works.

Water:

1. Prior to abandonment of the water service the Water Utility will remove the water meter and shut-off the service at the curb box valve.
2. Prior to any demolition work, the private water service lateral shall be exposed on private property at a point near the property line, cut-off and sealed. Sealing of the sewer lateral **shall be inspected** by either the Building Inspection Department or the Department of Public Works. Abandonment shall include all required compacted backfill and restoration of grounds, sidewalk, pavement or other features to match surrounding conditions.

ARTICLE IX. WRECKING OF BUILDINGS OR STRUCTURES

Sec. 10-501. Permit required.

No building or structure shall be razed, demolished, removed or wrecked without a permit from the City of Tomah Building Inspection Department.

(Ord. No. 2020-09-11-D , § 1, 9-8-2020)

Sec. 10-502. Snow fence or barricade.

A snow fence or other approved barricade shall be provided as soon as any portion of the building is removed and shall remain during razing operations. Removal of all trash, rubbish, basement walls, floors, footings, and foundations are required. After all razing operations have been completed, the property shall be raked clean, and all debris hauled away. Razing permits shall lapse and be void unless the work authorized thereby is commenced within six months from the date thereof or completed within 30 days from date of commencement of said work. Any unfinished portion of work remaining beyond the required 3) days must have special approval from the city building inspector.

(Ord. No. 2020-09-11-D , § 1, 9-8-2020)

Sec. 10-503. Removal of debris.

All debris must be hauled away at the end of each day for the work that was done on that day. No combustible material shall be used for backfill, but shall be hauled away. There shall not be any burning of materials on the site of the razed building. If any razing or removal operation under this section results in, or would likely result in, an excessive amount of dust particles in the air creating a nuisance in the vicinity thereof, the permittee shall take all necessary steps, by use of water spraying or other appropriate means, to eliminate such nuisance.

(Ord. No. 2020-09-11-D , § 1, 9-8-2020)

Sec. 10-504. Penalties for violations.

Any person violating any provisions of this section shall be subject to a forfeiture of not more than \$200.00 for each separate violation. Each and every day during which a violation continues shall be deemed to be a separate offense.

(Ord. No. 2020-09-11-D , § 1, 9-8-2020)