

**ORDINANCE NO. 22-738 CONTRACTOR AND PRIVATE PARTY REQUIREMENTS FOR
DEMOLITION OF PROBLEMATIC STRUCTURES AND BUILDINGS**

BE IT ORDAINED BY THE TOWN COUNCIL OF COOSADA, ALABAMA, as follows:

Whether under contract for nuisance abatement by the Town or under occasional contractual agreement with property owners, private contractors shall provide all plans, labor, subcontractors, materials, and equipment necessary for complete demolition and removal of all debris and waste and completely clean and clear the designated lot, depositing all removed materials in the county landfill or other suitable waste depository, as verified by dump tickets or receipts.

- (a) Demolition permits shall be acquired and inspections called for as required.
- (b) Penalties and charges for abatement of nuisance may be assessed against contractors who leave lots in partially abated condition or otherwise fail to thoroughly abate violations as assigned.
- (c) Structures shall be leveled to ground level, and pilings and concrete pads shall be removed.
- (d) All excavations, such as cellars, and low places shall be filled with clean, inert fill, not to include debris from the demolition; and the entire lot shall be leveled and graded to prevent standing water.
- (e) Erosion control measures, such as hay bales and silt fencing, shall be utilized where necessary to prevent sedimentary runoff from the property.
- (f) Water spray and other measures shall be utilized during demolition and grading activities to minimize the disbursement of dust.
- (g) All trees or other objects that are supposed to remain on the lot shall be flagged in advance by the Town staff or private property owner monitoring the work.
- (h) Handling of asbestos or other hazardous materials shall be performed by individuals that have been trained, certified, and follow OSHA hazardous materials procedures.
- (i) All asbestos or other hazardous materials shall be disposed of in accordance with all federal, state, and/or local regulations.
- (j) All utility lines shall be removed to the property lines or water meter, whichever is more practical, and any leakage shall be the contractor's responsibility.
- (k) Natural gas and electrical facilities shall be completely removed from the property and contractors shall arrange with utility providers to have their equipment removed.
- (l) Sewer lines shall be plugged or capped to prevent release of any content.
- (m) Septic tanks and/or wells shall be filled entirely with clean, inert fill, not to include debris from demolition; and shall be leveled with the lot. Septic Tanks and/or wells can remain open for operation with Town Approval upon confirmation from the Town building inspector they are code compliant, will be in use within one year from date of demolition, and capped until they are put back in service.

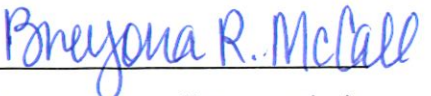
Penalties and enforcement

Contractor shall be issued a citation for failing to follow contractor requirements. The citation can result in the contractor being removed from demolition site, fined up to \$1,000 and liable for all additional cost incurred from not following requirements. Citation shall be issued by a Town of Coosada Police Officer at the direction of the Town of Coosada Building Inspector citing requirements violated. Citation shall be heard by the Town of Coosada Municipal Court.

ADOPTED AND APPROVED by the Town Council of the Town of Coosada, Alabama this 13th day of December 2022.

A handwritten signature in dark ink, appearing to read "James P. Houston", written over a horizontal line.

James P. Houston, Mayor

Attest: A handwritten signature in blue ink, appearing to read "Breyona R. McCall", written over a horizontal line.

Breyona McCall, Town Clerk