

City of Farmington
430 Third Street
Farmington, MN 55024
651-280-6840



Demolition Permit Review Process

Information Sheet

Old buildings cannot always be preserved in place, even with the best preservation planning. While they cannot be preserved, old houses, stores, garages, and agricultural buildings often have historic value and the City needs to adopt a policy that avoids complete loss. The simplest, most cost-effective strategy for mitigating the effects of demolition is to make a record of the buildings before they are destroyed. This architectural recordation can take the form of photographs and written information that can be placed on file in the Heritage Preservation Commission's inventory of Farmington historic sites.

Demolishing a building requires a permit in the City of Farmington. The best way to insure that old buildings are given consideration is to require a waiting period following the application for a demolition permit. This waiting period would allow the City staff or the Heritage Preservation Commission to inspect the property, determine its historical value, and record the pertinent information. The applicant is required to comply with the following information as described in Title 4 Chapter 6 of the City Code.

Demolition of Certain Historical Properties

For any property included within one of the following categories, no permit for the wrecking, demolition or tearing down of such property shall be released by the City until the City Council has granted final approval of a redevelopment plan that is conditioned upon the wrecking, demolition or tearing down of such property:

- (A) Properties listed in the National Register of Historic Places.
- (B) Properties designated by the City Council as heritage landmarks.
- (C) Properties determined by the Farmington Heritage Preservation Commission to be eligible for designation as heritage landmarks.

Demolition Permit Requirements

1. A permit must be obtained from the City's Building Official to proceed to wreck, demolish or tear down any building or structure within the city. Additionally, a permit must be obtained before the removal or salvaging of any building fixture(s) from the building or structure to be demolished is performed.
2. A permit is not required for the wrecking, demolishing or tearing down of a private shed, garage or freestanding accessory building except those buildings listed on the National Register of Historic Place, City of Farmington Heritage Landmarks, or those buildings eligible for Heritage Landmark status. Additionally, partial demolition may occur in connection with minor remodeling or altering of an existing building.
3. The demolition permit application must be signed by the owner of the property. If the applicant is a person other than the owner of the property, the application shall also be signed by the property owner. In addition to any requirements that may be specified in the State Building Code for demolition permits, the application shall include the following information:
 - (A) Names, addresses and telephone numbers of the property owner, the applicant (if different than the property owner), and the demolition contractor.
 - (B) Street address and legal description of the property on which the building or structure in question is located.
 - (C) A separate, written Demolition Plan that includes:
 1. The proposed starting and ending dates of the demolition process.

2. The proposed hours of operation of the demolition process.
 3. Evidence that the demolition contractor is licensed, bonded and insured. Any applicable policies of insurance shall not contain any "XC" (explosion, collapse) exclusions.
 4. Information about the steps that the applicant has taken to identify and dispose of actual or potential contaminants located within the building or structure or on the property in question.
 5. A proposed traffic control plan (if the proposed demolition will affect the use of a street, sidewalk or other public right-of-way).
 6. Information about the proposed dump site(s) for the demolition debris and the proposed route(s) for transporting demolished material(s) away from the demolition site.
 7. Proposed utility disconnection procedure(s).
 8. Proposed access control procedures (fencing, security, etc.)
 9. A dust control plan.
 10. Asbestos testing and abatement must be done and documents submitted to Building Official prior to any demolition.
4. A demolition permit application fee shall be as established by the City Council in its annual fee resolution, and shall be paid in full prior to the release of the demolition permit.
 5. The applicant is required to file a surety bond (or other security acceptable to the city) with the city in an amount of 125% of the cost of demolition prior to the release of the demolition permit. The City Attorney needs to approve the surety bond prior to the release of the demolition permit.
 6. The City will hold the application for up to ten (10) business days to determine if the structure has historic or architectural significance and allow the recordation of the structure before the permit is approved.
 7. Before any demolition work commences, a sign not less than three (3) feet by three (3) square needs to be placed at the demolition site stating who is conducting the demolition, and the name and telephone number of the person who is performing the work.
 8. The City's Building Official may supervise all wrecking, demolishing or tearing down of buildings or structures within the city in order to avoid all preventable hazards to life, property or health. The Building Official may stop the demolition of any building or structure whenever, in the Building Official's judgment, the demolition is being done in a reckless, careless, unsafe or improper manner, or in violation of any provision(s) of the City Code and/or state law, and may order all persons engaged in the demolition process to suspend work until such time as the Building Official determines that the work will be resumed in a manner that is safe and consistent with the requirements of the City Code and/or state law.
 9. The wrecking, demolishing or tearing down of any building or structure shall be complete and shall include the removal of all foundations, footings and floor slabs. All fixtures and personal property located within the demolished building or structure shall be removed from the site (see City Code Section 4-6-6 for additional information).
 10. The demolition work shall not create a nuisance to persons on public streets or on neighboring property. Materials removed from the structure shall not be permitted to fall into streets, alleys, or adjacent property or otherwise create a nuisance.

City of Farmington

430 Third St., Farmington, MN 55024
651-280-6830 Fax 651-280-6839



Application For Building Permit

Date _____

Permit No. _____

Site Address	_____
Legal Description	Lot _____ Block _____ Addition _____

Property Owner	Name/Company _____ Phone No. _____
	Address _____
	City _____ State _____ Zip _____
	Email address _____
Contractor	Company _____ Phone No. _____
	Contractor License No.: _____ Expiration Date _____
	Address _____ Phone No: _____
	City _____ State _____ Zip _____
	Email address _____

Description of Project _____ **Est. Value of Project** _____

The undersigned hereby represents upon all of the penalties of the law, for the purpose of including the City of Farmington to the action herein requested, that all statements are true, and that all work herein will be done in accordance with the ordinances of the City of Farmington and the State of Minnesota

Applicants Signature _____ **Date** _____

Bldg Permit Type:	<input type="checkbox"/> - SFD	<input type="checkbox"/> - Public	<input type="checkbox"/> - Porch	<input type="checkbox"/> - Other
	<input type="checkbox"/> - Duplex	<input type="checkbox"/> - Garage	<input type="checkbox"/> - Demo. Res.	
	<input type="checkbox"/> - Res. Multi.	<input type="checkbox"/> - Pool	<input type="checkbox"/> - Demo. Non.Res.	
	<input type="checkbox"/> - Commercial	<input type="checkbox"/> - Move	<input type="checkbox"/> - Interior Finish	
	<input type="checkbox"/> - Industrial	<input type="checkbox"/> - Other Structure	<input type="checkbox"/> - Roof	
	<input type="checkbox"/> - Institutional	<input type="checkbox"/> - Deck	<input type="checkbox"/> - Siding	
Work Type:	<input type="checkbox"/> - New	<input type="checkbox"/> - Addition	<input type="checkbox"/> - Interior. Finish	<input type="checkbox"/> - Reside
	<input type="checkbox"/> - Remodel/Alt.	<input type="checkbox"/> - Repair/Replace	<input type="checkbox"/> - Masonry Veneer	<input type="checkbox"/> - Reroof

This permit shall be null and void if authorized work is not started within 180 days or if work is suspended or abandoned for 180 days or more after work is started.

OFFICE USE ONLY

Office Use Required Inspections	<input type="checkbox"/> - Footing <input type="checkbox"/> - Foundation <input type="checkbox"/> - Framing <input type="checkbox"/> - Insulation	<input type="checkbox"/> - Sheet Rock <input type="checkbox"/> - Final <input type="checkbox"/> - Re-Roof	<input type="checkbox"/> - Other _____
Office Use Census Code:	New <input type="checkbox"/> 101 - 1 Fam. Res. <input type="checkbox"/> 102 - 1 Fam. Attached <input type="checkbox"/> 103 - 2 Fam. (Duplex) <input type="checkbox"/> 104 - 3&4 Family <input type="checkbox"/> 105 - 5 or more Family <input type="checkbox"/> 213 - Hotel/Motel	New <input type="checkbox"/> 214 - Other Shelter <input type="checkbox"/> 318 - Amusement/Rec. <input type="checkbox"/> 319 - Place of Worship <input type="checkbox"/> 320 - Industrial <input type="checkbox"/> 321 - Non Res. Garage <input type="checkbox"/> 322 - Service Station <input type="checkbox"/> 323 - Hosp./Institution	New <input type="checkbox"/> 324 - Office/Bank <input type="checkbox"/> 325 - Utilities <input type="checkbox"/> 326 - Schools/Ed. <input type="checkbox"/> 327 - Retail/Rest. <input type="checkbox"/> 328 - Other Nonres. <input type="checkbox"/> 329 - Nonbldg <input type="checkbox"/> 434 - Alt./Add/ Res. <input type="checkbox"/> 437 - Alt./Add. Nonres. <input type="checkbox"/> 438 - Alt./Add. Res. Gar. <input type="checkbox"/> 645 - Demo 1-Fam. <input type="checkbox"/> 646 - Demo 2-Fam. <input type="checkbox"/> 647 - Demo 3&4 Fam. <input type="checkbox"/> 648 - Demo 5 or more <input type="checkbox"/> 649 - Demo Other

Description	Cost per Square Foot	Square Feet	Valuation
1 st Floor			
2 nd Floor			
Basement – Finished			
Basement - <i>Unfinished</i>			
Garage			
Deck			
Other			
		TOTAL	

Application Approved By:

City Planner/Zoning

Date _____

Permit Approved:

Building Official/Inspector

Date _____

Grading Plan Approved:

Engineering

Date _____

Fire Code Compliance:

Fire Marshal

Date _____