



12409 SOUTH THROOP STREET • CALUMET PARK, ILLINOIS 60827  
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[www.calumetparkvillage.org](http://www.calumetparkvillage.org)

## **BUILDING DEPARTMENT**

708-389-0857  
[buildingdepartment@calumetparkvillage.org](mailto:buildingdepartment@calumetparkvillage.org)

### **DEMOLITION REQUIREMENTS**

#### **WATER & SEWER DISCONNECT POLICY**

Whenever a building is scheduled for demolition, the owner shall apply for a permit. The permit shall require the owner to clearly identify the water, sanitary and storm sewer service lines serving the existing structure(s). The permit application may be reviewed by the Village Engineer and Director of Public Works prior to final approval by the Building Department.

As part of the Village review process, the Building Department shall consider the anticipated future use of the subject property prior to issuing a demolition permit. Unless it is determined that a future structure will use existing water and sewer service lines within 90 days, the Building Department shall require full removal or capping of all service lines as deemed in the best interest of the Village.

No sanitary sewer service line shall be reused unless it can be clearly demonstrated to the Village's Public Works Department or Village Plumbing Inspector (by televising or other approved means) that it is structurally sound and impervious to infiltration and inflow.

Water, sanitary and storm sewer service lines shall be located and plugged in a manner consistent with Village policy or applicable codes, at the mains or other locations, as approved by the Village's Public Works Department or Village Plumbing Inspector. The stub location's shall be clearly shown and dimensioned with 3 swingties to determine location and shown on a Plat of Survey.

A copy of the permit application, with attached location schematic or plat shall be forwarded to the Village Building Department for review and comment. The Village's Public Works Department and Building Department shall determine the cash deposit necessary (minimum \$500 refundable cash deposit) in order to assure proper disconnection and prompt restoration. The Building Department shall be responsible for all final inspectional services.

#### **WATER & SEWER DICONNECT INSPECTION POLICY**

##### **WATER**

If the owner or owner's agent plans to reconnect the service for the new single family residence to the existing water service line, the plumbing contractor must disconnect the water service at the B-box and expose the service line on both sides of the B-box for inspection. The general requirements for reuse of the existing service are that the line be a minimum of 1-inch copper pipe and be calculated and sized to serve the new plumbing fixture load in accordance with Illinois State Plumbing Code requirements.

If a new service is preferred or required, the existing water service must be disconnected at the main, which requires disconnecting the service line at the corporation stop.

NOTE: All existing lead services must be replaced for all new construction and major remodeling. Service lines within the right-of-way must be backfilled with CA6.

## SEWER

If the owner or owner's agent plans to reconnect the service for the new residence to the existing sewer line, the contractor must disconnect the sewer a minimum of twenty five (25) feet from the proposed or existing foundation and must temporarily cap the service line with an approved plug. The existing sewer must be videotaped the full length of the sewer line and is subject to review by the Public Works and Engineering Departments. If the sewer condition warrants reuse a clean out "Y" is required at the junction of the new/old connection. The clean out is to be installed at grade level and be equal in size to the sewer service line.

When an entirely new sewer is installed, the contractor must cap the old sewer at the main and install a "Y" or a saddle tap for the new sewer line.

## OTHER REQUIREMENTS

- Submit three (3) copies of the plat of survey. Identify the structure to be demolished.
- Public Works requires that the Village water meter be returned to the Public Works Department before demolition approval.
- Applicant is responsible for scheduling all required inspections.
- Applicant is responsible for contacting the utility companies to disconnect and remove their meters from the building(s). An inspection is required through the Building Department for verification of these disconnections.
- Wells must be plugged by a licensed well driller. Inspection by the Village's Public Works Department or Village Plumbing Inspector is required.
- Applicant is responsible for submitting a copy of the Demolition Contractors \$500,000 Certificate of Insurance (referencing the address of the demolition site) before issuance of a permit.
- A topographical survey utilizing a FEMA reference mark must be provided for all properties (either partially or entirely) in the regulatory floodplain prior to the issuance of this permit.
- Apply for, and submit to the Village of Calumet Park, a current Cook County Demolition Permit. Part of the Cook County Demolition Permit process is the investigation by an approved contractor of the demolition site to determine if hazardous materials are present. **For information and permit forms contact:** Cook County Department of Environmental Control, 69 E. Washington Street, Suite 1900, Chicago, IL 60602-3004, (312) 603-8200, FAX (312) 603-9828
- **Restoration** of the lot is required where no construction will be started within 90 days following demolition.
- **All required contractor bonds and licenses must be submitted prior to permit issuance.**

## DETACHED GARAGE DEMOLITION REQUIREMENTS

- Complete a general permit.
- Submit three (3) copies of the plat of survey. Identify the structure to be demolished.
- Applicant is responsible for scheduling all required inspections.
- Applicant is responsible for contacting the utility companies to disconnect and remove their meters from the buildings. An inspection is required through the Building Department for verification of these disconnections.
- If the homeowner is using a contractor the applicant is responsible for submitting a copy of the demolition contractors \$500,000 Certificate of Insurance (referencing the address of the demolition site) before issuance of a permit. If the homeowner will be acting as the general contractor submit a Homeowner as General Contractor Agreement.
- Affidavit of Lead Notification - Submit if the garage was constructed prior to 1978.
- Apply for, and submit to the Village of Calumet Park, a current Cook County demolition permit. Part of the Cook County Demolition Permit process is the investigation by an approved contractor of the demolition site to determine if hazardous materials are present. **For information and permit forms contact:** Cook County Department of Environmental Control, 69 E. Washington Street, Suite 1900, Chicago, IL 60602-3004, (312) 603-8200, FAX (312) 603-9828.

- **Restoration** of the lot is required where no construction will be started within 90 days following demolition.
- **All required contractor bonds and licenses must be submitted prior to permit issuance.**

**DISCLAIMER:** *The issuance of the demolition permit does not relieve the applicant from obtaining any and all other county, state or federal permits and/or approvals regarding such demolition activity and does not allow for any change of grade levels.*

**I hereby acknowledge that I have read and understand these requirements.**

If the permit applicant is a **General Contractor**, sign the following:

Signature of General Contractor	Date
Name (print)	
Address (print)	
City	State

If the permit applicant is the **Owner**, sign the following:

Signature of Owner	Date
Name (print)	
Address (print)	
City	State