

~ CITY *of* REPUBLIC ~

PLANNING *and* DEVELOPMENT DEPARTMENT



DEMOLITION INFORMATION PACKET

Revised 06/2014

Business License



APPLICATION *for* DEMOLITION

Property Address: _____

Owner: _____

Phone Number & Address: _____

Person Responsible for Demolition: _____

Phone Number & Address: _____

Building Description: _____

Method of Demolition: _____

Presence of Asbestos, Chemicals or Other Harmful Material; Please specify: _____

THE ABATEMENT OF ASBESTOS AND OTHER HAZARDOUS MATERIALS ARE THE REGULATORY RESPONSIBILITY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. IF HAZARDOUS MATERIALS ARE PRESENT CONSULT THE ATTACHED DEPARTMENT OF NATURAL RESOURCES FACT SHEET FOR REMOVAL, DISPOSAL, AND CONTACT INFORMATION.

THE FOLLOWING UTILITIES MUST BE PERMANENTLY REMOVED FROM SERVICE OR CAPPED AND INSPECTED BY THE APPROPRIATE UTILITY OFFICIAL. ALL ADJOINING PROPERTY OWNERS MUST BE INFORMED OF DEMOLITION. DEMOLITION MAY NOT PROCEED UNTIL ALL SIGNATURES HAVE BEEN OBTAINED AND ALL FEES ARE PAID.

UTILITY COMPANY

NAME AND SIGNATURE OF OFFICAL INSPECTING DISCONNECTION

City of Republic
Water Department
Phone: 417-732-3400

Signature and Date

Print Name

City of Republic
Waste Water Department
Phone: 417-732-3400

Signature and Date

Print Name

Missouri Gas Energy
Phone: 417-862-5602

Signature and Date

Print Name

Empire District Electric Co.
Phone: 417-827-3102

Signature and Date

Print Name

ADJOINING PROPERTY OWNER INFORMATION:

Adjoining Property Owner: _____
Address Signature

Adjoining Property Owner: _____
Address Signature

BRIEFLY DESCRIBE THE LOCATION AND TYPE OF BARRIERS: _____

DEMOLITION PERMIT FEE: \$ 50.00

ALL APPLICABLE CITY BUILDING REGULATIONS AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS REGARDING HAZARDOUS MATERIALS OR STRUCTURE DEMOLITION SHALL APPLY ABOVE AND BEYOND THE SCOPE OF THIS PERMIT. BY SIGNING THIS APPLICATION, THE UNDERSIGNED AGREES TO THESE TERMS AND CONDITIONS. **I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT; THAT I HAVE READ AND UNDERSTAND THE PROCEDURES, ORDINANCES, AND REQUIREMENTS ASSOCIATED WITH THE APPLICATION AND REVIEW PROCESS. I ALSO UNDERSTAND THAT THIS APPLICATION WILL EXPIRE WITHIN 180 DAYS OF THE DATE OF MY SIGNING, UNLESS EXTENDED BY THE BUILDING INSPECTOR PURSUANT TO A WRITTEN REQUEST FOR EXTENSION RECEIVED PRIOR TO THE EXPIRATION DATE. FURTHERMORE, I ACKNOWLEDGE THAT I WILL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY PLAN REVIEWS PERFORMED BY CONSULTANTS OF THE CITY, CERTIFIED MAILING OR PUBLICATION COSTS FOR REQUIRED LEGAL NOTICE, AND RECORDING FEES. THESE COSTS MAY BE PAID BY THE CITY AND REIMBURSED BY THE APPLICANT UPON INVOICING.**

Proof of Liability Insurance Attached

Signature of Applicant: _____ Date: _____

CITY of REPUBLIC ~ PLANNING *and* DEVELOPMENT DEPARTMENT

INFORMATIONAL HANDOUT FOR OBTAINING A DEMOLITION PERMIT

The following information will guide applicants applying for a Demolition Permit through the process of obtaining a Demolition Permit. Before the City issues a Demolition Permit there are several steps that must be taken by the applicant, City staff and the Utility Companies. Once the applicant has obtained all necessary signatures and addressed all items on the application it will be reviewed by the City Planner and Building Inspector. After all applicable fees (\$50.00) have been received and any special considerations related to the demolition of the proposed structure have been addressed, the applicant will be issued a Demolition Permit from the City permitting the demolition of the structure.

RESPONSIBILITIES OF THE APPLICANT

1. Contract for Demolition:

In addition to the application, the applicant must present documentation in the form of one of the following, verifying who will be responsible for the demolition:

- A signed contract with the owner of the property.
- A letter from the owner or legal agent stating agreement to demolish.

1. Address the Presence of Asbestos or Other Harmful Materials:

If asbestos or other hazardous materials are present, state and federal laws require proper handling and disposal. The abatement of asbestos and other hazardous materials are the regulatory responsibility of the Missouri Department of Natural Resources. If hazardous materials are present consult the attached Department of Natural Resources fact sheet for removal, disposal and contact information.

2. Notify City of Republic Water Department:

The applicant must notify the City of Republic Water Department and have all water lines shut-off and capped. Applicant must have a representative of the Department to sign off on the Permit Application.

3. Notify City Wastewater Department:

The applicant or owner is responsible for capping the public sewer at the property line. If the structure is on a septic tank or has never been connected to the public sewer, the applicant must present a letter from the owner of legal agent stating such. The applicant/plumbing contractor must schedule a representative of the Waste Water Department to be present when the lateral is terminated and sign off on the Permit Application.

4. Notify Utility Companies:

Applicant must contact all applicable utility companies and notify them of the intent to demolish. A representative of the gas and electric must inspect the structure and sign off on the Permit Application, before demolition may proceed.

5. Notify Adjacent Property Owners:

The applicant must notify all adjacent property owners of the demolition and acquire written permission to temporarily trespass on their property should it be necessary.

6. Notify Police and Fire Departments:

The Republic Police and Fire Department must be notified of the demolition at least 24 hours in advance.

8. Temporary Barriers:

Temporary Barriers shall be placed at all sidewalks, alleys, and roads where pedestrian traffic may come into contact with the debris and demolition. Actual road closures must be coordinated with the Police and Public Works Departments

MISSOURI DEPARTMENT OF NATURAL RESOURCES

Asbestos

Fact Sheet
3/2000

Division of Environmental Quality
Air Pollution Control Program

Disclaimer: The statements in this document are intended solely as guidance. This document is not intended, nor can it be relied on, to create any rights enforceable by any party in litigation. This guidance may be revised without public notice to reflect changes in the law, regulation or policy.

Introduction

What is asbestos? Asbestos is a naturally occurring mineral fiber. Due to its unique properties, it was used in a number of different materials up into the 1970's and may still be found in some products currently being manufactured. It is estimated there have been over 3000 different commercial applications of asbestos containing materials (ACM). Some of these materials include cementitious siding and wallboard (transite), asphalt and vinyl floor tile or sheeting, flooring mastics, textured paints, acoustical plaster, ceiling tiles and panels, fireproofing materials, theater curtains, blown in insulation, boiler insulation, HVAC duct insulation, pipe insulation, chalkboards, roofing shingles and felts, joint compounds, spackling compounds and brake pads.

Asbestos fibers are very small and can only be positively identified with a special type of microscope. There is no known safe level of asbestos exposure. There are three major health risks associated with asbestos exposure: Asbestosis, Mesothelioma, and Lung Cancer. Studies have also indicated cancers of the mouth, throat, digestive tract and other organs may be caused by asbestos.

- Asbestosis is caused by an accumulation of asbestos fibers in the lungs, which leads to the development of scar tissue. Symptoms include shortness of breath, cough, decreased ability to exercise, chest pain and eventual heart failure.
- Mesothelioma is a cancer of the lining of the lung and abdominal cavity. This cancer is rare and currently untreatable. Symptoms include shortness of breath and chest pain. Mesothelioma usually does not appear until 20 to 40 years after first exposure to asbestos.
- Lung cancer accounts for most of the deaths related to asbestos exposure. Lung cancer is affected by the type of asbestos fiber that is inhaled, smoking habits and exposure to other chemicals in addition to asbestos.

Categories of Asbestos Containing Materials

There are three categories of asbestos containing materials:

- Friable asbestos containing material is any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Examples of friable materials include sprayed or troweled materials such as acoustical ceiling spray or boiler insulation, paper insulation and drop-in ceiling tile.
- Category I nonfriable asbestos containing material is asbestos containing packings, gaskets, resilient floor covering and asphalt roofing products containing more than 1 percent asbestos. Any vapor barrier on resilient floor covering such as sheet vinyl or tile is considered friable asbestos.
- Category II nonfriable asbestos containing material is any nonfriable material, other than category I materials that contain more than 2 percent asbestos. Examples of category II materials include transite wall or roof shingles, wallboard or cement pipe.

Requirements

This bulletin only addresses requirements that are the regulatory responsibility of the Missouri Department of Natural Resources (DNR). The DNR Air Pollution Control Program (APCP) enforces the requirements of 40 CFR Part 61, Subpart M, *The National Emission Standard for Asbestos*, (the asbestos National Emission Standard for Hazardous Air Pollutants for Asbestos or NESHAP) and associated federal guidance and clarification for regulating notification and work practices requirements for projects in "outstate" Missouri. Outstate Missouri includes all areas of the state not in one of the four local jurisdictions as noted in the table below:

Jurisdiction	Agency	Telephone
Kansas City proper	Kansas City Health Department, Air Quality Section	816-513-6314
St. Louis proper	St. Louis Division of Air Pollution Control	314-613-7300
St. Louis County	St. Louis County Health Department	314-615-8923
Springfield proper	Springfield Greene County Health Department	417-864-1662

In these four areas, APCP has delegated asbestos related activities to the agency indicated. Delegated responsibilities include notification, inspection and compliance activities. Contact the appropriate agency for any such asbestos related activities in one of these four jurisdictions. It is very important that you contact the appropriate agency, since local agencies may have more stringent requirements than APCP. Individual occupational certification and contractor registration responsibilities are retained by APCP. Activities that involve the disturbance, removal, transportation or disposal of asbestos containing materials are also subject to regulation by agencies such as the U.S. Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), and the Department of Transportation (DOT).

Renovation or demolition involving a single residential structure of four dwelling units or less is exempt from the asbestos NESHAP requirements unless the structure is intentionally burned for fire training. Intentional burning of even a single structure for a fire training exercise is regulated. Additionally, asbestos waste and demolition waste generated from any renovation or demolition activity, including those activities to which the asbestos NESHAP does not apply, are regulated solid wastes and must be disposed of in accordance with the

requirements of the Missouri Solid Waste Management Law and regulations or any applicable local ordinances. NESHAP regulates demolition or renovation of two or more residential structures as part of a project or on the same job site. Examples of these activities include demolition as part of a highway project or for a shopping center.

Regulated structures being demolished under an order of a state or local government agency because they are structurally unsound and are in danger of imminent collapse are exempt from certain provisions of NEAHAP. For structures declared unsafe by a government entity, only those portions or areas that have been declared unsafe are exempt from the requirements to conduct an inspection and remove all regulated quantities of asbestos containing materials prior to demolition. Unsafe areas must be properly wetted during demolition to minimize potential asbestos fiber release. Debris must be inspected following demolition and any demolition waste containing regulated quantities of asbestos must be handled by a registered asbestos abatement contractor. APCP or the appropriate local air pollution control agency should be contacted prior to the demolition of any unsafe structure.

Prior to demolition or renovation activities, regulated structures or areas must be inspected for the presence of all asbestos containing materials by a state certified inspector. Demolition or renovation activities in structurally sound or safe structures that involve the disturbance of greater than or equal to 160 square feet, 260 linear feet or 35 cubic feet of friable (or nonfriable ACM that will be rendered friable during removal, disturbance or disposal) asbestos containing materials must be conducted by a state registered asbestos abatement contractor.

These projects require notification to APCP or local agency at least 10 working days in advance of the start date of the project and must be performed by a contractor registered with APCP using Missouri-certified personnel. All demolition, regardless of the presence or absence of ACM, requires a 10 working day advance notification. Additionally, NESHAP requires removal of ACM prior to demolition, depending on the amounts and types of ACM present and the method of demolition.

The information needed for notification and the notification form can be found in the asbestos NESHAP. The NESHAP may be viewed at <http://www.epa.gov/asbestos>. Notification for projects in the outstate area should be submitted to DNR, Air Pollution Control Program, P.O. Box 176, Jefferson City, MO 65102. Other project notification should be sent to the appropriate local agency.

Lists of contractors and Missouri-certified inspectors may be obtained from the Air Pollution Control Program, Asbestos Unit by calling 573-751-4817. The notification form can also be obtained from the Asbestos Unit. Notifications for renovation or removal projects equal to or exceeding the threshold levels (160/260/35) will require a \$100 notification fee.

Removal of Category I and Category II nonfriable materials are not subject to APCP regulation provided they are in good condition (not significantly weathered or deteriorated) and are not made friable during removal or disposal practices. Work practices that will cause nonfriable materials to become regulated as friable asbestos containing materials

include drilling, sawing, grinding, sanding, chipping or burning*. Nonfriable material left in place during demolition will be considered friable asbestos containing material (and thus regulated asbestos containing material or RACM) if it becomes significantly broken or otherwise damaged during demolition.

*The intentional burning of structures, demolition or trade waste as a means of disposal is prohibited under state laws and regulations. Separate Fact Sheets on the use of structures for fire training purposes or open burning restrictions may be obtained from the Technical Assistance Program at 800-361-4827 or from the DNR Web site at www.dnr.state.mo.us/deq/tap/pubs

Removal of Unregulated Quantities of Friable and Nonfriable Asbestos

For individuals working with less than 160 square feet or 260 linear feet or 35 cubic feet of friable asbestos containing materials or nonfriable asbestos containing materials, respiratory protection consisting of high efficiency particulate air (HEPA) filtered respirators is recommended. Disposable protective clothing is also advised. An amended water solution consisting of approximately one ounce of liquid detergent to one gallon of water should be used before and during removal to keep the material adequately wet to minimize fiber release. Amended water should not be used on roofing projects where fall hazards exist or near electrical sources. Waste materials must be promptly bagged or wrapped for disposal.

All waste must be disposed of at permitted solid waste landfill or transfer station. Arrangements should be made in advance with the local waste disposal company concerning any labeling or packaging requirements. OSHA may have requirements for projects involving nonfriable materials and removals involving less than NESHAP threshold quantities. It is recommended that individuals performing such projects contact OSHA.

OSHA in St. Louis (eastern Missouri area) - 1-800-392-7743

OSHA in Kansas City (western Missouri area) - 1-800-892-2674

Question concerning the Department of Natural Resources' Air Pollution Control Program requirements for handling ACM may be directed to the following offices or write to:

Missouri Department of Natural Resources

Air Pollution Control Program

P.O. Box 176

Jefferson City, MO 65102-0176

1-800-361-4817 or 573-751-4817

Fax 573-751-2706

www.dnr.state.mo.us/deq/apcp - Program Home Page

Jefferson City Regional Office	573-751-2729
Kansas City Regional Office	816-622-7000
Northeast Regional Office	816-385-2129
St. Louis Regional Office	314-301-7100
Southeast Regional Office	573-840-9755
Southwest Regional Office	417-891-4300
Technical Assistance Program	800-361-4827

EPA Revision and Interpretation of the Small
Residential Building Exemption to the NESHAP

Federal Register, Volume 60, Number 145

Friday, July 28, 1995

Summary

On November 20, 1990, the Federal Register published the Environmental Protection Agency's revision of the National Emission Standard for Hazardous Air Pollutants for Asbestos. Since the publication of this revision the EPA has received several inquiries from municipalities regarding whether the "residential building exemption" from the asbestos NESHAP applies to the demolition or renovation of isolated residential buildings with four or fewer dwelling units ("small residential buildings") that have been declared safety hazards or public nuisances by local governments.

EPA is publishing this notice to clarify that, in EPA's opinion, the demolition or renovation of an isolated residential building by any entity is not covered by the asbestos NESHAP. This does not affect EPA's policy regarding demolition by fire. However EPA also believes that the demolition or renovation of multiple (more than one) small residential buildings on the same site by the same operator (or owner or operator under common control) is covered by the asbestos NESHAP.

On April 6, 1973, the EPA published its initial NESHAP for asbestos (38 FR 8820) after determining that asbestos was associated with certain cancers. The initial asbestos NESHAP covered "any institutional, commercial and industrial buildings (including apartment buildings having more than four dwelling units) structure, facility, installation or portion thereof..." (38 FR 8829 codified at 40 CFR 61.22(d)(1973). The NESHAP did not cover individual residential buildings containing four or fewer dwelling units. EPA based this "residential building exemption" on a National Academy of Sciences report, which stated, "In general, single-family residential structures contain only small amounts of asbestos insulation." EPA stated that apartment houses with four or fewer dwelling units were considered to be equivalent to single-family residential structures.

Since that time, EPA has revised the asbestos NESHAP on several occasions. EPA has not substantially revised the exemption for small residential buildings. However, EPA has stated that residential buildings demolished or renovated as part of larger projects, for instance, highway construction projects were not exempt from NESHAP¹.

1990 Revision

On November 20, 1990, EPA published a revision to the asbestos NESHAP (55 FR 48406). The purpose of the revision was "to enhance enforcement and promote compliance with the current standard without altering the stringency of existing controls." The revision revised and added several definitions in order to clarify the requirements of the NESHAP. The preamble accompanying the revision also contained clarifying information.

¹See letter from John S. Seitz, Director, Stationary Source Compliance Division, U.S. EPA to Thomas Hadden, Supervisor, Division of Air Pollution Control, Ohio EPA, dated March 15, 1989; also letter from Ann Pontius, U.S. EPA Region 5 to Thomas Hadden, dated September 28, 1988; also letter from David Kee, Air Section, U.S. EPA to Richard Larson, Minneapolis Housing and Redevelopment Authority, dated May 16, 1973.

In particular, the 1990 revisions clarified the definition of facility to include:

"Any institutional, commercial, public, industrial, or residential structure, installation or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units."

The 1990 amendment also added a definition of "installation" that stated:

"Installation means any building or structure or any group of buildings or structures at a single demolition or renovation site that are under the control of the same owner or operator (or owner or operator under common control)."

In responding to comments regarding the "residential building exemption," the preamble noted that:

"EPA does not consider residential structures that are demolished as part of a commercial or public project to be exempt from this rule. For example, the demolition of one or more houses as part of an urban renewal project, a highway construction project, or a project to develop a shopping mall, industrial facility, or other private development would be subject to the NESHAP." The owner of a home that renovates his house or demolishes it to construct another house is not to be subject to the NESHAP.

Further, in response to a comment asking whether a group of residential buildings at one location would be covered by the rule, the preamble stated:

"A group of residential buildings under the control of the same owner or operator is considered an installation according to the definition of "installation" and is therefore covered by the rule."

Programs to Demolish or Renovate Residential Buildings

Since the publication of the 1990 revisions to the Asbestos NESHAP certain questions have arisen regarding whether demolitions or renovations of residential homes that are demolished or renovated by municipalities for reasons of public health, welfare or safety [nuisance abatement demolitions] are covered by asbestos NESHAP. Several municipalities have stated that they believe such demolitions or renovations to be excluded from NESHAP under the residential buildings exclusion.

Municipalities have also stated that EPA officials have been inconsistent in their interpretation of this issue. In particular, officials from several municipalities in Florida have asked EPA to issue a notice clarifying EPA's interpretation of the asbestos NESHAP with regard to this issue. In addition, the House of Representatives Report accompanying H.R. 624 [House Report 103-555, reported by the House Appropriations Committee], also noted these allegedly inconsistent interpretations and directed EPA to issue a notice of clarification that a nuisance abatement demolition or renovation does not subject an otherwise exempt structure to the asbestos NESHAP regulations. In an effort to clarify this issue for the regulated community, EPA is presenting this notice giving its interpretation of the NESHAP with regard to this issue.

EPA Interpretation of the Residential Small Building Exemption:

July 17, 1995

Richard Wilson

Acting Assistant Administrator for Air and Radiation

[FR Doc 95-18620 Filed 7-27-95 @ 6:45 am]

EPA believes that individual small residential buildings that are demolished or renovated are not covered by the asbestos NESHAP. This is true whether the demolition or renovation is performed by agents of the owner of the property or whether the demolition or renovation is performed by agents of the municipalities. EPA believes that the residential small building exemption applies equally to an individual small residential building regardless of whether a municipality is an "owner operator" for the purpose of the demolition or renovation. EPA believes that the exemption is based on the type of building being demolished or renovated and the type of demolition or renovation project that is being undertaken, not the entity performing or controlling the demolition or renovation.

However, EPA believes that the residential exemption does not apply where multiple (more than one) small residential buildings on the same site are demolished or renovated by the same owner or operator as part of the same project or where a single residential building is demolished or renovated as part of a larger project that includes demolition or renovation of non-residential buildings. The definition of facility specifically includes "any residential structure, installation or building" but excludes only "residential buildings have four or fewer dwelling units". Specifically not excluded from the definition of facility were residential installations. EPA believes that the fact that the residential building exemption is limited to residential buildings, and does not include residential installations, shows that the residential building exemption was not designed to exempt from the NESHAP demolitions or renovations of multiple buildings at a single site by the same owner or operator.

Moreover, to the extent that the regulations are ambiguous, EPA believes the language in the preamble to the 1990 regulations quoted above makes clear that the Agency interpreted the residential building exemption not to include the demolition of a group of residential buildings on the same site under the control of the same owner or operator. The preamble also notes that demolition of residential buildings as a part of larger demolition projects (e.g. construction of a shopping mall) are not excluded from the NESHAP. EPA believes that his interpretation is consistent with the original purpose of residential building exemptions, which was to exempt demolitions or renovations involving small amounts of asbestos. EPA does not believe the residential building exemption was designed to exempt larger demolitions or renovations on a particular site, even where small residential buildings are involved.

While this notice clarifies EPA's belief that certain demolitions or renovations performed by municipalities are not subject to the asbestos NESHAP, EPA encourages municipalities (and other owners and operators) to perform such demolitions or renovations in a manner that provides appropriate consideration for any potential adverse health impacts to the public. This notice applies only to the Federal asbestos NESHAP. Other regulations may apply.