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CITY OF LANSING

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Office of Building Safety

DEVELOPMENT READY DEMOLITIONS

This information is to clarify the requirements for demolition of a structure governed by the State Construction Code as set forth by Act 230 of 1972, STILLE-DEROSSETT-HALE-SINGLE STATE CONSTRUCTION CODE, commonly known as the Michigan Building Code, as amended; and in particular Section 3303 of said Code.

Under the State Construction Code, a demolition involves the “removal” of a structure. This includes the building foundation(s), all concrete/pavement on the site including driveway approaches along with repairing or removing curb cuts and all accessory structures (garages, sheds, pools, recreational equipment, etc.). Curb cuts shall be repaired or removed and replaced under the direction and with the benefit of permit from the Public Service Department. The excavated site shall be filled with a Class II fill material. It shall also be graded and planted with grass seed to form a lawn. If the excavated site encroaches on the load path of any existing structure, the site shall be filled with engineered fill as set forth by the State Construction Code.

If a property owner wishes to retain any part of a structure on the lot for which a demolition permit has been issued, prior approval by the Department of Planning and Neighborhood Development will be required.

In addition to the requirements set forth by the State Construction Code, best management practices for soil erosion and sedimentation control must be implemented at each demolition site, including use of inlet protection for any area storm sewer catch basins. Damage caused by the contractor to any facilities in the public right-of-way (ROW) including sidewalk, curb & gutter, parkway turf, and road pavement must be removed and replaced at the contractor’s expense and in conjunction with a permit issued by the Department of Public Service.

Following removal of a driveway approach in City of Lansing right-of-way as part of demolition permit, the following narrative specification shall be applied at parcels where it is appropriate to “close” / “remove” the associated curb-cut opening.

No existing curb & gutter shall be removed as part of the work to close the curb-cut for the former driveway opening. Rather, the existing gutter pan and curbing shall be modified and retrofitted with additional formed-concrete to effect closure of the curb-cut in conjunction with reinforcing steel to assure stability of the resulting “new” curb back.

Epoxy-coated #4 tie bars shall be inserted vertically into the gutter pan at MAXIMUM 24” centers the entire width of the curb-cut; noting that a vertical tie bar is required at both ends of the curb-cut immediately adjacent the riser section to the top of curb. Insertion of tie bars shall be accomplished by cutting the tie bars to a length of 9” and inserting them into a 6” deep hole

drilled vertically into the gutter pan, which should result in 3" of vertical exposed tie bar for F4-style curb, the primary style of curbing existing in the City of Lansing. Epoxy adhesive shall be injected into each drilled hole prior to insertion of the tie bar. Efforts shall be made to remove concrete dust from the drilled hole prior to injecting the epoxy adhesive.

For placing of curb, forms shall be placed around the above described reinforcing steel to allow for placement of continuous curbing through the location of the previous opening. The concrete shall be Grade P1 with 6.0 sacks of cement per cubic yard unless otherwise specified.

Property owners are responsible for ensuring that their sites are continuously maintained in accordance with all applicable Codes and Ordinances. This includes keeping the lawn mowed and keeping all sidewalks free of obstruction and hazards such as snow and ice.