

Common questions about demolition in the City of Alexandria:

Q: Are there Program Guidelines for demolition in the City of Alexandria when an Owner is demolishing a structure with their private funds?

A: Yes, on the City's Community Development webpage, there is a link to the Code Enforcement and Demolition Program Guidelines. However, the overall process is more structured for the City performing demolition than an Owner performing demolition so not all steps are applicable.

Q: Is an Owner required to hire a State Licensed Contractor to perform the demolition work?

A: No. Ordinance #133-2020 adopted the CE & Demo Policy Guidelines, Phase One, Article III, #9 notes that "it is preferred that the Owner hire a State Licensed Contractor...". This is because both Owners and Councilmen noted that most Owners wanted to comply but cannot afford a licensed Contractor and for residential demolition, a licensed Contractor is NOT required by the State Contractor's licensing law. However, we do encourage it and explain the responsibility of the Owner to clean the site.

Q: Is a Permit required for demolition if the Owner is performing the work themselves?

A: Yes. The City does require a Demolition Permit for anyone who plans to demolish a structure. A Demo Permit costs \$50.

Q: How long is a Demolition Permit valid for?

A: Thirty (30) calendar days to complete all work, including removing the debris from the site.

Q: What is the main purpose of the Demolition Permit for residential structures?

A: To ensure that utilities are disconnected prior to the start of work and to ensure that the debris is removed from the site after the work is complete. However, we are aware that some structures are removed over the weekend and no permit was issued. Unfortunately, we have no way to police that.

Q: For a residential demolition by an Owner, are they (the Owner or their Contractor) required to conduct asbestos testing and abatement?

A: On residential structures only, LDEQ & EPA regulations do NOT require a private Owner to perform asbestos testing or abatement if they are performing the work or hiring a licensed Contractor to perform the work. This is considered NESHAP Exempt. See 40 CFR 60.38725 and 38726. EPA studies have proven that a minimal amount of asbestos is in a traditional residential structure, therefore, since individual residential structures are performed randomly, there is not enough asbestos released into the air to harm the neighboring properties. The five (5) point criteria for NESHAP Exemption is:

- Residential structure with 4 or fewer attached units;
- Entire residence has historically been residential and still is;
- Demolition is not associated with an urban renewal or public project;
- There is not another residential building being demolished within 330 feet at the same time;
- Residence is not intentionally burned by the municipality as a training exercise for the Fire Department.

Q: Is the City required to perform asbestos testing and abatement if they are demolishing a residential structure as a Nuisance Abatement Demolition?

A: If the property that the City is demolishing meets the criteria above, the City can deem the structure as NESHAP Exempt as well. As a precautionary measure, the City wets the demolition activity to minimize dust and potential asbestos released into the air. The City also performs air monitoring to validate the amount, if any, asbestos that may have been released.

Q: When is a demolition required to perform asbestos testing and abatement?

A: If the structure is commercial or ever functioned as a commercial business in the past or does not meet the other four (4) criteria above, then testing and abatement is required by licensed Demo Contractor & licensed Abatement Contractor, regardless of who is performing or hiring someone to do the work – the City or a private Owner. Of course, a Demo Permit is still required too.

Q: Is the Owner or Contractor supposed to wet the demolition activity as they are working?

A: Both EPA and OSHA both strongly recommend that during any demolition activity that someone should be “wetting” the work as they go with a strong enough water stream to minimize any dust particles that may contain lead or asbestos from releasing into the air.

Q: Who do we need to call if someone is not performing testing and abatement on a commercial structure demolition?

A: The Louisiana Department of Environmental Quality has a satellite office in Pineville and the number is 318-487-5656. They can usually get to the project site within a couple of hours.

Q: Is the Owner required to submit AAC-2 and ADVF forms for the debris disposal?

A: If the work on a residential structure is NESHAP Exempt, the Owner, or Contractor hired by the Owner, does NOT have to submit AAC-2 or ADVF forms and they do NOT have to haul the debris to a certified landfill. Only if the structure is commercial: the private owner, hired Contractor or the City hiring a Contractor will be required to submit AAC-2 and ADVF forms. The acronyms stand for:

- The AAC-2 form is the notice to LDEQ that asbestos will be transported to a certified landfill.
- The ADVF is the authorization from LDEQ for the asbestos debris to be hauled by the Contractor to the certified landfill.

Q: Where does an Owner haul the demolition debris to?

A: If it is a residential structure, IESI Progressive Waste Solutions is a dump transfer station on Hwy. 165 South that will typically accept the debris. Please check with IESI first before starting demolition work. Their number is 318-448-9752.

Q: What is a certified landfill and where is it?

A: A certified landfill is where all “regulated” asbestos containing materials must be disposed of if it does not meet the NESHAP Exempt criteria or if it contains transite siding or transite roofing materials because those materials do have asbestos. The debris is separated according to the type of hazardous material it contains. The closest certified landfills are:

- Timberlane in Oakdale (318-335-9500)
- Schamerhorn in Leesville (337-239-9455)

Q: What happens if the Owner or Contractor does NOT haul the debris off the site?

A: Once the Demo Permit has expired after 30 calendar days, if the debris is still onsite, you may call the City's Code Enforcement office at 318-4441-6231. They will coordinate with the City Sanitation Department to schedule the debris removal and the City's Code Enforcement Department will charge a lien to the Property Owner for all costs incurred to remove the debris. This is normally much more expensive than if the Owner hauls the debris off. A litter fee of \$500 per day, in accordance with Municode Section 1.8, can also be charged to the Owner.

- For example: The Owner pays a Contractor \$2,500 to demo and haul the debris. If the debris is not hauled off, the City Sanitation Department will charge \$300 per load to remove the debris. An average 1,500 square foot, wood frame house takes an average of 5 loads, therefore, will be \$1,500. If the litter remains onsite for 10 days before the City's Sanitation Department can schedule the clean-up, the Owner may be responsible for another \$5,000 of fines and penalties. The total lien would be \$6,500 against the Owner.

Q: What does it mean if I received a Deficiency Assessment letter recommending demolition on property I own?

A: As complaints about properties are filed with the City's Community Development office, an inspection will be made to verify the complaint and rank the severity of the structure. The Owner has the option to demo themselves or repair the property but either way a Permit is required.

Q: What are my options if I own property that has been Condemned by City Council?

A: Once City Council issues a Condemnation Order for a property, the only thing that can be done after that time is demolition. The Owner is allowed 30 days after the Condemnation Order is issued to demolish the structure with their private funds. If the Owner does not take action after 30 days, the City's Community Development Office will begin the procedure for demolition. A lien will be filled against the property for all costs associated with the address.

Q: Is it cheaper for me to demo my property or just let the City do it?

A: As mentioned above, the City is held to a higher standard of requirements if they are demolishing a structure, therefore, it is typically much less expensive if the Owner pays for the demo with their private funds. In addition, there is no lien on the property if the Owner takes action.

For any additional questions, please call the Community Development Program Manager at 318-449-5071 or email cda@cityofalex.com.

