

Department of Neighborhood Services

2014 Demolition Policy

Pre-Demolition Inspection – Prior to commencement of any demolition activity and within 7 days of issuance of the demolition permit, the inspector shall meet with the demolition contractor at the site to receive and review the demolition plan. The plan should address such things as duration, safety, security, asbestos abatement procedures, protection of public utilities and public right-of-way, accessibility, protection of private property and other similar issues. Inspector shall document the permit and keep notes or a copy of the demolition plan as appropriate (200-28-2).

Public Notice – 24-hours prior to commencement of any demolition activity the demolition contractor shall notify adjacent property owners within the block face or any adjoining alley of the impending demolition. The notice shall be done by door knocker or flyer left at individual parcels identifying the demolition contractor, identify the project manager, providing an emergency contact number, and announcing the anticipated start date of the demolition. The notice shall also state “Contracted by the City of Milwaukee”, with the general contact number of the condemnation division noted as an alternate contact in case of damages (copy attached).

Site Fencing – Demolition sites with open holes, demolition rubble piles or partially dismantled buildings must be fenced after hours or whenever the site is unattended. Fencing must be staked in place and surround any on-going construction. Fences may be ridged or orange construction fencing providing demarcation of the impacted area. These requirements will be enforced on private as well as city demolition sites. Failure to fence: Pursuant to 200-11-5-e, failure to fence when required will result in a citation and/or contract violation and the city may act to correct the condition at the expense of the contractor.

- Open Hole Inspection** – As a condition of the permit, all public and private demolitions will require and open-hole inspection by the department. The inspector shall take pictures and maintain pictures in the file pursuant to the retention schedule published by the department. Private demolitions must also meet this requirement as a condition of the permit pursuant to MCO 200-28.