

## City of Bozeman Bond Requirements for Demolition Permits

Project Address: \_\_\_\_\_  
Cost of Demolition: \_\_\_\_\_  
Type of Building: \_\_\_\_\_  
Commercial or Residential: \_\_\_\_\_  
Building Permit #: \_\_\_\_\_

Applicant Name: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Property Owner: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Contractor: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

**Water and Sewer lines must be disconnected prior to demolition of the building. Footing and foundation must be removed and inspected before the demo is complete.**

**Section 3303.1 (Demolition) of the 2021 International Building Code (IBC)** states that “Construction documents and a schedule for demolition must be submitted where required by the building official. Where such information is required, work shall not be done until such construction documents or schedule, or both are approved.”

All Dumping and disposal shall be in strict conformance with City of Bozeman Municipal Code section [10.04.070](#) and must comply with all State and County regulations.

A performance bond is required pursuant to BMC section [10.04.080](#), which provides:  
Every person, firm or corporation apply for a demolition permit shall file with the city a bond in the sum of \$2,000.00, conditioned that the person, firm or corporation will in good faith perform all work required by the code & other applicable codes of the city, and shall release, defend, indemnify and hold harmless the city, its officers, employees, agents and assigns from and against any & all actions, claims, liabilities, demands or assertions of liability, causes of action, losses, costs & expenses including, but not limited to, reasonable attorney's fees, involving or relating to any harm, injury or damage, suffered or sustained which in any manner may arise or be



alleged to have arisen, or resulted from the work authorized to be done pursuant to this article. Such bonds must be filed with the building division.

Many demolitions also require a surety bond pursuant to BMC section 10.04.090, which provides:

- A. Every person, firm or corporation applying for a demolition permit shall file with the Building Division a surety bond, in the sum of 125 percent of the contract price issued by an insurance company authorized to do business in the state, to insure that all work is completed in a proper and safe manner and in accordance with all the provisions of this article. In no case shall the surety bond be less than \$5,000.00.
- B. Exception. The provisions of this section shall not apply to single-family residences, garages, out-buildings, or customary accessory buildings or structures.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*Plans will be reviewed and approved by the Building, Planning, Utilities, and Transportation and Engineering Departments\*\***

### Required Stormwater Best Management Practices (BMPs) for Demolition.

A separate construction stormwater permit is not required for demolition projects. Demolition projects must abide by all requirements of BMC 40.04.360. Refer to the City of Bozeman [Best Management Practices Manual](#) and [Construction Sites Permitting Program webpage](#) for additional details. At a minimum demolition projects must:

1. Protect on-site inlets: On-site storm drain inlets receiving site runoff require BMPs that filter stormwater before flowing into underground infrastructure. Approved options include drop inlet protection (pg. 23).
2. Contain disturbed areas: Project boundaries require BMPs that contain stormwater flowing from disturbed areas. Approved options include wattle (pg. 9, 11, 13, & 15), silt fence (pg. 17), and compacted earthen berm (pg. 19).
3. Mitigate tracking: Exit points require BMPs that prevent the tracking of sediment offsite. Approved options include angular rock, cattle guard/rock hybrid, FODS, and Pro-Grid trackpads (pg. 25).
4. Stabilize disturbed areas: Disturbed areas require BMPs that prevent erosion of exposed soils.

### Asbestos Abatement Required

All demolition and renovation projects require an asbestos inspection by an accredited asbestos inspector.

#### **Residential:**

- Residential units (duplex or smaller) are not regulated by the State Of Montana. OSHA regulations may apply to residential work (search 29CFR1926.1101 Online).

#### **Non-Residential (Commercial & 3 or more dwelling units)**

- Notify the Montana Department of Environmental Quality (MTDEQ) for all other non-residential demolition or renovation
  - Notification forms are available at [asbestos.mt.gov](http://asbestos.mt.gov) or call the DEQ Asbestos Control Program at (406) 444-5300 or email [deqaonline@mt.gov](mailto:deqaonline@mt.gov). Forms must be received by DEQ two weeks prior to the start date of the project.

For more information on the asbestos inspection requirement, locating an accredited asbestos inspector or other asbestos regulatory requirements go to [asbestos.mt.gov](http://asbestos.mt.gov) or call (406) 444-5300.