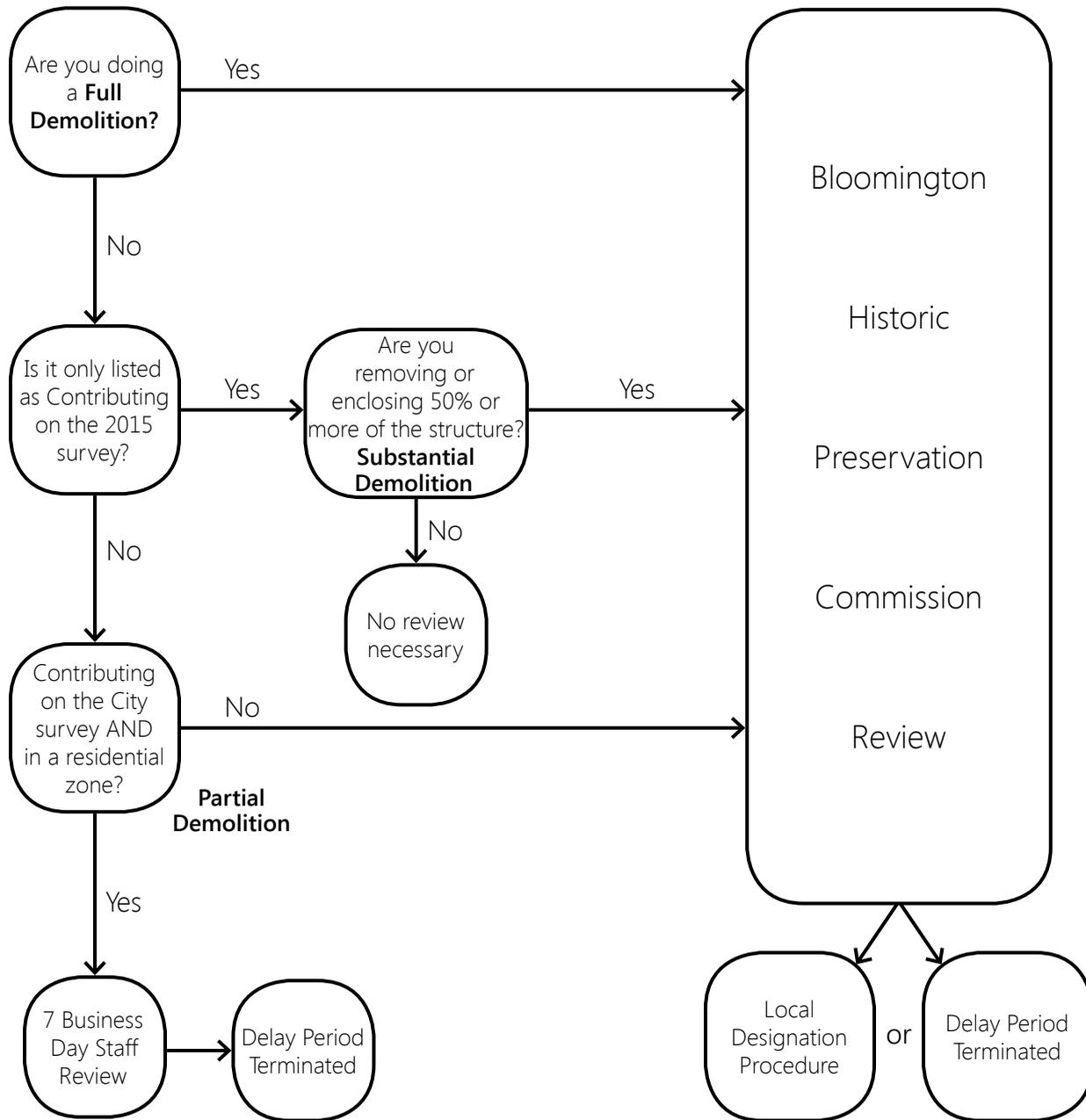


Demolition Delay Process



Definitions:

"Partial demolition" means the complete or substantial removal or destruction of any discrete exterior portion of a building or structure, which shall include but not be limited to:

- (1) Complete or substantial removal or destruction of a porch, wing, cupola, addition, or similar feature; or
- (2) Partial demolition of a roof shall include work that results in any change to the pitch of any portion of the roof, or; covering or otherwise obscuring an existing roof with a new roof of different pitch or material, or; adding any gable, dormer or other similar feature to an existing roof; or
- (3) Any work resulting in the obscuring from view of forty percent or more of the exterior of a facade, but only where a building permit is required under applicable laws; or, removal or destruction of the exterior surface of forty percent or more of the area of an exterior facade. For purposes of this provision, at least forty percent of the area of one geographical elevation of the exterior of a facade must be involved before the action shall be construed to constitute partial demolition; or
- (4) Construction or attachment of any addition to a building or structure; or
- (5) Replacement of any window where the window opening is enlarged in such a manner as to require a building permit (i.e., widening of a lintel).

By way of example and clarification, partial demolition shall specifically but not exclusively be interpreted to exclude the following:

- (1) Complete or partial removal or destruction of, or cutting into, any roof, if there is no change in pitch or addition of a gable, dormer or other similar feature; or
- (2) Any action with respect to an accessory building or structure except as otherwise provided in this title; or
- (3) Replacement of any window, except for enlargement of the window opening as described in division (5), above.

"Substantial demolition" means the moving or razing of a building including the removal or enclosure of fifty (50) percent or more of the structure and applies to properties listed as "Contributing" on SHAARD.