

Residential Demolition Permit Process

Case Prefix: BLD, BND, ESC

Public Version

Notes:

- Residential Demolition Permits are typically ready for issuance in 1-3 working days.

- This permit process includes demolition of entire structures. Partial demolition of structures are done under a separate process (Residential Addition, Alteration, & Accessory Building).

- The owner's signature is required on the application.

- Demolitions in historic districts require a Certificate of Appropriateness. (See the Certificate of Appropriateness application and flowchart).

- Demolition permit cost is based on the footprint of the building(s) and not the entire parcel.

- An Erosion & Sediment Control Permit is required to be obtained. An Erosion & Sediment Control plan is not required unless the parcel is located in a hillside location.

- If applicant is the residential property owner, Permit Technician will not require proof of liability insurance. A bond is required to be posted.

- If applicant is a demolition contractor, Permit Technician requests a Certificate of Liability Insurance and a bond is required to be posted.

- Permit Technicians verify the amount of outstanding job values are not over the amount of the bond on file for the contractor.

- The site will need to be stabilized or have an application for new construction under review prior to final approval.

- A Structural/Building Final Inspection shall be requested for final approval.

- Once final inspection is approved, the applicant will need to contact the Permit Technician Counter to initiate the process on returning the bond.

Required Submittal Documents:

- Residential Demolition Application
- Erosion & Sediment Control Application
- Erosion & Sediment Control Plan (if applicable)

