

## Demolition and Rebuilding of Single Family Dwellings

*Information on Demolishing an Existing House and Rebuilding a New Single Family Dwelling*



### DEMOLITION – WHEN DO I NEED A PERMIT?

Do you want to knock down some walls in your existing house to expand your kitchen or bedroom? Do you want to knock your existing home and rebuild on the same lot? If so, you need a demolition permit.

### GENERAL NOTES ON DEMOLITION PERMITS

If your intention is to rebuild a house upon complete demolition or add on to an existing structure after demolition of an exterior wall, plans must be submitted for the reconstruction. Plans can be submitted in conjunction with the demolition permit application or submitted prior to the issuance of the demolition permit.

### COMPLETE STRUCTURE DEMOLITION – WHAT IS REQUIRED FOR A PERMIT

A complete structure demolition permit is valid for fifteen (15) days. The following information needs to be provided prior to issuance of the demolition permit:

- A site plan, which shows the location of the building or structure to be demolished and any other existing buildings on the property. The plan shall also indicate pedestrian protection, if applicable.
- The location where the demolition debris will be deposited.
- The height and the total square footage of the building.
- Evidence of required street closure permit, if applicable.
- The name and address of the owner of the building.
- The type of equipment or method used to demolish the building.

- Evidence that all public utilities have been disconnected.
- Proof of rat-abating of any building at least ten days before the demolition, if applicable.
- Proof of permission from the owner to demolish the building.
- Evidence that proper erosion control will be provided for the site during demolition as well as during seeding and final grading of site.
- Should the site not be redeveloped, a site plan, which indicates proposed grading and seeding.
- If the site is to be redeveloped, plans for the redevelopment must be submitted prior to the issuance of the demolition permit.

### PARTIAL STRUCTURE DEMOLITION – WHAT IS REQUIRED FOR A PERMIT

A partial structure demolition permit is valid for thirty (30) days. The following information needs to be provided prior to issuance of the demolition permit:

- Identify and describe the work to be covered by the permit for which application is made.
- Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
- Indicate the use and occupancy for which the proposed work is intended.
- Be accompanied by construction documents and other information as required by building official.
- State the valuation of the proposed work.

- Be signed by the applicant, or the applicant's authorized agent.
- Give such other data and information as required by the building official.
- Said permit will be issued in conjunction with permit for proposed new construction.

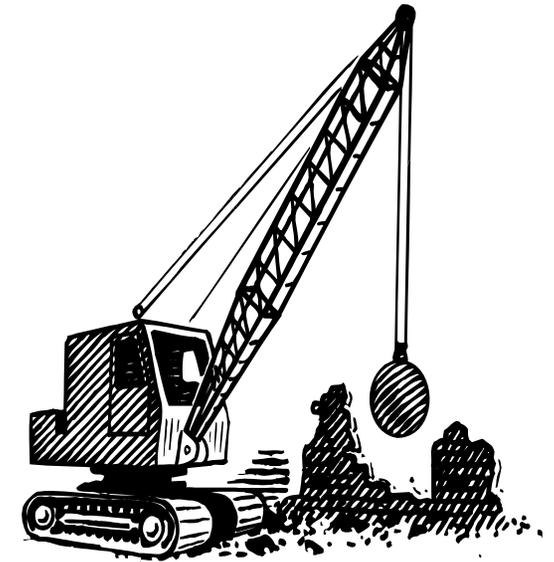
### **INTERIOR DEMOLITION – WHAT IS REQUIRED FOR A PERMIT**

An interior demolition permit is valid for thirty (30) days. The following information needs to be provided prior to issuance of the demolition permit:

- Identify and describe the work to be covered by the permit for which application is made.
- Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
- Indicate the use and occupancy for which the proposed work is intended.
- Be accompanied by construction documents and other information as required by building official.
- State the valuation of the proposed work.
- Be signed by the applicant, or the applicant's authorized agent.
- Give such other data and information as required by the building official.
- Said permit will be issued in conjunction with permit for proposed new construction.

### **HOMES ASSOCIATION REQUIREMENTS**

If your homes association is participating with the City's notification process on building permits, there may be up to a twenty five (25) day waiting period before your permit can be issued. Be sure to check with your homes association before beginning any exterior or complete demolition projects.



**FOR MORE INFORMATION**  
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