



DEMO		
<b>B</b> SECTION	FORM NUMBER	<b>2013 CBC</b> CODE CYCLE
<b>01/01/2011</b> EFFECTIVE DATE		<b>06/08/2015</b> REVISION DATE

**DEMOLITION REQUIREMENTS**

The following information provides guidance to the applicant by outlining **minimum requirements** for plan and permit submittal and issuance. This information will help minimize the processing time period.

**DOCUMENTATION:**

**PERMIT APPLICATION** form must include all proposed work. Include a contact person and complete description of work.

**C & D APPLICATION** is required and a refundable deposit will be collected at time of issuance.

**SCAQMD NOTIFICATION:** Proof of AQMD notice is required at time of permit issuance.

**PLANS:** Two (2) complete sets of plans, printed on 24" X 36" sheets are needed for over the counter review and approval. If project involves additional time or reviews, four (4) complete sets of plans may be required. Plans must follow standard drafting conventions and be complete. Typical plan scale is 1/8" for site plan & plot plan and 1/4" scale for floor plan, etc.

**PLAN INFORMATION:**

**BUILDING DATA** must be provided on the title sheet. Include the following information:

- Project address.
- Owner's name and address.
- Name, address and telephone number of person who prepared the plans.
- The Legal description (A.P.N.).
- Occupancy group and type of construction.

**CURRENT BUILDING CODES** must be noted on plans:

- 2013 California Residential Code (CRC)
- 2013 California Mechanical Code (CMC)
- 2013 California Plumbing Code (CPC)
- 2013 California Electrical Code (CEC)

- 2013 California Green Building Standards Code (CGBS)
- 2013 California Energy Code (CEC)
- City of Downey Municipal Codes

**PROJECT DESCRIPTION** or **SCOPE OF WORK** must include a square footage breakdown of the areas affected by the proposed project. The plan description must also match the application description. An example of the square footage breakdown would be:

- Proposed habitable demolition *SF*
- Proposed non-habitable demolition *SF*
- Proposed flatwork demolition *SF*

**REQUIRED STATEMENTS MUST BE NOTED ON PLANS:**

- ***“The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum by-products, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.”***
- ***“I agree, as a condition of approval of this Demolition Permit, to indemnify, defend and hold harmless, at my expense, the City of Downey (“City”) and City’s agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this Demolition Permit, including any determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached to the Demolition Permit. I understand and agree that City shall promptly notify me of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with me and my legal counsel in the defense thereof. I understand and agree that I shall reimburse the City for any court costs and attorney’s fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve me of the obligations of under this indemnification agreement.”***

**ADDITIONAL PLAN INFORMATION:**

- Site Plan
  - The plans shall delineate all projecting elements, and show distance(s) to the property line(s) or adjacent structures.
  - Show placement of any temporary fencing and sand-bags

- Floor Plan
  - Show the proposed demolition floor plan that includes the demolished walls.
  - Wall legend
- Mechanical, plumbing and electrical details
  - Show locations of all underground utilities including how they will be abandoned and/or capped at property line, and indication of detailed Best Management Practices compliance methods.

**RESIDENTIAL INFORMATION:**

Residential additions and renovations do not allow for a demolition permit to be issued prior to full and complete plan approvals. After the project is approved, the demolition permit will be included in the building permit or issued separately upon request. Demolition work commenced prior to plan approval and permit issuance constitutes work without permits and is subject to a double fee assessment and possible Code Enforcement action. Demolition permits are subject to South Coast Air Quality Management District (SCAQMD) approval if ANY portion of exterior envelope is demolished or if any bearing walls are being demolished.

Demolition Permits for swimming pool installations, renovations and complete removal are permitted and currently the city has separate handouts for this type of project.

A demolition of an existing home to prepare for a New Single Family Dwelling qualifies for a demolition permit subject to any Planning and Engineering Department approvals. Refer to submittal information for document requirements.

Residential fire damage demolition permits can be issued subject to SCAQMD, asbestos, demolition recycling, and life/safety protection requirements. Confirmation of utility disconnects are required when properties are considered un-habitable. This type of permit is issued on a case by case basis with an individual review and approval by the Building Official.

**NON-RESIDENTIAL INFORMATION:**

- Tenant Improvements may be issued a demolition permit to the extent that the demolition returns the structure to a building “shell only” status. This is not dependent upon a plan submittal for a new tenant improvement. The shell shall be rendered electrically safe if electrical power is to be maintained and the structure is not occupied.
- The status of the structure during construction/demolition is to remain safe and sanitary for occupancy at all times and shall require an approval by the Building Official and/or any other appropriate controlling agency.

- Demolition of an existing structure for the purpose of building a new structure qualifies for a demolition permit subject to any Planning and Engineering Department approvals. Refer to submittal information for document requirements.

**GENERAL INFORMATION:**

- Per Section 4606.5 Construction Projects: NO construction (including demolition) shall take place between the hours of 9:00PM of one day and 7:00AM of the following day.
- The site shall be kept watered down to prevent the migration of dust into adjoining properties, stockpiles and excavated soil