



Demolition Permits

BP-2

Department of Building and Planning

What are demolition permits?

The purpose of this brochure is to provide an overview of the demolition permit requirements.

Demolition permits are required to assure that your site is left in a safe, sanitary condition and that the structure is removed from the Assessor's property tax rolls.

Demolition may be done by an owner; any contractor hired for a demolition must be licensed by the State of Washington.

What information will be necessary to complete the application?

- Parcel number of the proposed site.
- Legal description of the proposed site.
- A site plan depicting buildings to be demolished as well as those which will remain also including any critical areas, wetlands, streams, or other waterbodies, shorelines, etc.

How long will it take to process the application?

Most applications will be approved immediately. However, the complexity and location of a proposed demolition such as those adjacent to waterbodies could require extra precautions and may require additional review time.

How much will the demolition permit cost?

Fees for processing the permit and providing inspections for the project shall be charged at the rate specified in department fee schedules. Please refer to the current fee schedule or consult with department staff.

What requirements must be met once the permit is approved?

- Utilities. Contact the appropriate utility companies to have water, gas and electricity properly disconnected before starting the demolition (**Call Before You Dig** - 1-800-424-5555 or 811).
- Dust/asbestos/demolition permits. Dust control, an asbestos survey, and demolition notification are required by the **Spokane Regional Clean Air Agency** (477-4727).
The **Washington State Department of Labor and Industries** (324-2552) also requires asbestos removal notification. Contact these agencies for their specific requirements. Asbestos surveys must be conducted by Asbestos Hazardous Emergency Response Act (AHERA) inspector prior to undertaking a renovation or demolition project and asbestos removal must be performed by certified asbestos workers.
- Site clean up
 - ✓ Remove all floors, foundations, footing, basement and retaining walls, down to 18 inches below grade. Basement sections below this level must be broken into pieces not more than 8 inches in any dimension.
 - ✓ Fill excavations and other cavities with non-combustible, inorganic material smaller than 8 inches and cover with dirt or gravel so that broken concrete is not exposed.
 - ✓ Remove all sewage from existing cavities and fill with earth, sand, gravel and rocks no larger than 8 inches. Fill wells with gravel and rocks no larger than 8 inches or install a concrete cap (lined wells only) of sufficient size and weight that it cannot easily be removed.
 - ✓ Grade site so that surface is smooth and water will not run off to public rights-of-way or private property. Be sure grading conforms to existing neighboring grades on all sides of

lot. Temporary Erosion and Sediment Control measures may be required.

- √ During demolition use water to control and reduce dust and its impact on neighboring properties.
- √ Leave the site clean and in safe condition.

Will inspections be required?

- Prior to demolition/renovation, a "Notice of Intent" must be filed with the **Spokane Regional Clean Air Agency** (509) 477-4727. Most projects require 10-day advance notice.
- Call 477-3675 for demolition permit related inspections upon completion of demolition and site clean up.
- Upon completion of demolition, contact the **County Assessor's office** (477-4700) for a Destroyed Property form to remove the structure from the tax roll.

Other Brochures that may be helpful

BP-4 Permit Fee Schedule

BP-19 Erosion and Sediment Control

BP-19a Erosion & Sedimentation Control Plan Requirements

BP-31 Rules, Regulations, and Red Tape

BP-35 Underground Storage Tank Abandonment & Removal

BP-40 Information Directory

For more information or an appointment contact:

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Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation. For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the appropriate division or staff.