



## CITY OF LAKEPORT

Community Development Department

225 PARK STREET

LAKEPORT, CALIFORNIA 95453

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# DEMOLITION PERMIT PROCESS INFORMATION

A demolition permit is required for the removal of all building and structures, including pools. Permits are required prior to the demolition work. The general requirements for Demolition are based on the 2016 California Building Code, 2016 California Residential Code, and 2016 California Plumbing Code.

## What Is Demolition?

In general, demolition is the razing, removal, deconstruction, salvaging, or wrecking of portions or all of a structure or building, including interior components and non-loadbearing elements. Demolition often involves abatement of vector infestations (e.g., rodents, insects) and hazardous materials, including asbestos and lead-based paint, by qualified personnel and potential disposal in a classified landfill. Demolition can be accomplished by hand, and with heavy equipment. When demolition work is associated with an addition or a remodel, the demolition work is covered under the building permit for the addition or remodel.

## Obtaining Permits for Demolition

To demolish a building within the City of Lakeport, permits must be obtained before proceeding with the demolition. In addition, other steps, outlined below, must also be completed before, during, and after the demolition is completed.

A Demolition Permit does NOT include grading or excavation of a site, or the commencement of construction activities associated with proposed improvements to the site. Separate Building and Site Development Permits are required for these construction activities.

## Steps Prior to Beginning Demolition

Complete a permit application and apply for a building demolition permit at the Community Development Department counter. Bring the following additional things:

### Planning Department Requirements/Approvals:

- Confirmation that there are no active Land Use Entitlement Applications on file for the parcel.
- Verify that the structure(s) are not in a historical district, or on a historical inventory.
- May need to review CEQA guidelines

### Building Division Requirements:

- Provide a completed Asbestos Notification Attachment per CMC Sec.16.10.105 and CHSC Sec.19827.5. from Lake County Air Quality Management Department
- Provide written approval from PG&E that all utilities have been either removed or properly disconnected.
- Submit a scaled Plot Plan (1"=20') indicating the Location, Use and Square Footage of all structures proposed to be demolished in addition to those to remain on the property.
- Show all Easements, Utility Meters, Service Lines and the location of the Building Sewer Line(s).
- Indicate if the structure has a basement or cellar and how compaction will be met for any future development.
- Complete Construction & Demolition Waste Management Plan: The City of Lakeport requires that at least 65% of construction & demolition debris be reused, recycled or diverted so that it doesn't end up in the landfill. You are strongly encouraged to deconstruct/salvage rather than demolish a structure.
- A Pest Control Clearance Certification from a California state licensed exterminator clearing the structure to be demolished

## Steps During Demolition of the Structure

- Performing demolition in a way that follows the provisions of Chapter 33, Section 3303, of the 2016 California Building Code, which include:
  - Construction documents - a required schedule for demolition (Sec. 3303.1)
  - Pedestrian protection (Sec. 3303.2)
  - Means of Egress (Sec. 3303.3)
  - Vacant Lot - remaining lot to be filled and maintained to existing grade (Sec. 3303.4)
  - Water accumulation - prevention of water accumulation to foundations (Sec. 3303.5)

- Utilities - all utilities must be disconnected (Sec. 3303.6)
- Maintaining sanitary facilities required during demolition (Sec. 3305)
- Maintaining control against excess dust, dirt, and particulates by contractor(s) to prevent such materials from migrating to adjacent areas and properties
- Performing demolition activities and positioning equipment in accordance with Section 3308, 2016 California Building Code (Temporary Use of Streets, Alleys, and Public Property)

## Steps After the Demolition of the Structure

- Remove all debris, garbage, furnishings, material, foundation, concrete, and like materials from the site and dispose of them at a legal disposal or dump site.
- Locate the building sewer and cap it with a blind cast iron plug within 5 feet from the property line.
- Grade the site to control all water, to cause all water to drain towards the street, and to prevent any pooling of water on the site.
- Call for a Building Inspection at (707)263-5615 Ext. 205 for a final inspection of the site.

## Vacant Lot Restrictions

When the removal of a building, or multiple buildings, on the same lot results in establishment of a vacant lot, approval from the Planning Division is required prior to the issuance of a demolition permit. Such approval is contingent upon compliance with Ordinance No. of the City of Lakeport.

## AQMD Qualifications

When more than 100 square feet of building materials are to be removed, state laws require that the contractor must notify Air Quality Management District (AQMD) at least ten days before removal work takes place, and a copy of the notification shall be given to the building department when obtaining a permit for the renovation or demolition. Please note that enforcement of AQMD regulations is not within the building department's jurisdiction. Issuing a permit or approving an inspection by the Building and Safety does not wave the permittee's responsibilities for complying with AQMD requirements.

## Temporary Use of Public Right-of-Way

No building materials or dumpsters should be placed within the public right of way. Where special conditions warrant temporary use of the public right-of-way, approval must be first obtained from the Public Works Department.

## Pedestrian Protection

Railing, fence or canopy for pedestrian protection, if required per Table 33-A of the Building Code, shall be provided before commencement of demolition work.

## Protection of Adjoining Properties

Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. (CBC Sec.3307.1) Requirements for protecting the adjoining properties before an excavation for a demolition or construction are defined in California Civil Code, Section 832.

## Water and Sewer Caps

Water and sewer lines shall be capped off at a point within five feet of the property line and extend vertically 12 to 18 inches above grade.

## Swimming Pool Demolition

The top three feet of the pool structure shall be demolished and removed. Where the proposed finish grade of back fill is lower than the existing grade, the three feet shall be measured from the proposed finish grade. The lower portion of the pool may remain, if adequate drainage from the pool is provided. A ten square foot hole at each low spot, for example, is deemed adequate drainage.

## Compaction Certification

Back fill to excavation of footings, basement, swimming pools, etc., and the fill to elevate the existing grade, shall be done under the supervision of a geo-technical engineer, and be certified by the engineer. A compaction certification, wet stamped and signed by a qualified engineer, shall be submitted to the Building and Safety before approval of a demolition permit. Absent of a demolition permit, it shall be submitted before excavation of new foundations.

## Links:

<http://buildingincalifornia.com/demolition/>

<https://www.dir.ca.gov/title8/341.html>

<https://arb.ca.gov/enf/asbestos/asbestos.htm>

<http://www.calrecycle.ca.gov/LGCentral/Library/CandDModel/Instruction/FAQ.htm>