

	City of Casa Grande Development Center Policies & Procedures	Effective Date: July 1, 2016
	Title:	Date Reviewed: July 1, 2016
	Demolition Permit Requirements	Department of Primary Responsibility: Building Safety
		Policy Number: B - GP - 011 - 2016

Sometimes construction involves removal of a complete building, a portion of a building, or interior fixtures and walls. When this is required, the City may issue a demolition permit to remove buildings or portions of buildings prior to beginning new construction. This permit must be requested by the property owner and issued prior to beginning demolition work. Minor demolition work required for most interior remodel or renovation projects generally does not require a separate demolition permit as it can be a part of the renovation; in this case demolition work cannot begun until the building permit is issued.

For projects involving demolition of a building, the application shall include a letter from the property owner, on letterhead, relieving the City of liability incurred due to demolition. In addition, the letter shall include property owner's written agreement to remove all debris from the site and dispose of debris in an authorized landfill or other approved location. **On-site burial of debris is not allowed.** Materials to be recycled may not be stockpiled on site.

Once begun, demolition of a building should be completed without delays to minimize the hazards of a partially demolished building. Demolition of the building must be complete; portions of the building may not be left standing without approval from the City. Interior demolitions must be completed per the permitted drawings.

When demolition is performed on a building constructed prior to 1978, there is the possibility that the building contains asbestos or lead paint materials. Prior to issuing a demolition permit for these buildings, the City requires a report from a properly licensed inspector stating that no hazardous materials are present at the building to be demolished. There are exceptions to this requirement for some structures, contact Pinal County Environmental Health before proceeding with the testing. An abatement contractor, licensed by the state to handle and dispose the materials in a safe manner, must remove hazardous materials, if present. An abatement report from the contractor must be presented at the time of application for the demolition permit.

When demolishing a complete building or a partial building down to the foundation, a Pinal County Dust Control Permit must be obtained and a copy included with your permit application. This issued permit, along with two scaled and dimensioned site plans locating the structures to be demolished, must be submitted to the building department with the demolition permit application, owner's demolition request, and hazardous material abatement reports, if applicable.

If demolition is restricted to interior spaces only, two (2) copies of a demolition plan must be submitted to building plan examiners and approved prior to issuing a permit. Plans shall show the entire area of the work and clearly show the items to be demolished and the items to be left in place. When structural components are disturbed during demolition, or removed and reused, a professionally sealed structural bracing plan shall be included.

Construction may not proceed beyond the permitted demolition until the City has issued a building permit for proposed construction.