



PERMIT SUBMITTAL REQUIREMENTS FOR Demolition

The purpose of this handout is to assist the public in complying with the detailed permit submittal requirements. It is not a complete list of permit or code requirements and should not be used as a substitute for applicable laws and regulations. It is the responsibility of the owner/design professional to review the submittal for completeness. Only complete applications will be accepted by the city for review.

PERMITTING & DEVELOPMENT

BUILDING DIVISION

121 5th Avenue N
P: 425.771.0220

PERMIT REQUIRED:

A permit is required for the demolition of any structure other than one story residential accessory structures not exceeding 200 square feet used as tool and storage sheds, playhouses, similar uses and that are not in the ESLHA as defined by ECDC 19.10.020 (f).

CODES:

- International Building & International Residential Code (Current Edition)
- Edmonds Community Development Code Chapter 19.

BONDING:

A bond is required for the complete demolition of residential houses and commercial structures to ensure restoration and/or repair of public and private improvements or utilities. Bonding is waived when concurrently applying for a building permit. Please note that the contractor will be liable in the event of damages to public utilities or public improvements.

SUBMITTAL REQUIREMENTS:

1) PSCAA NUMBER

- PSCAA number for asbestos compliance requirements.

See attached handout from Puget Sound Clean Air Agency (PSCAA) for asbestos compliance requirements. Please visit their website for more information
www.pscleanair.org/asbestos

2) CRITICAL AREAS STUDY

A Critical Areas Determination, issued by the Planning Division, must be completed and on file with the City. Provide applicable information as indicated by the decision.

3) SITE PLAN - scaled 1"= 20'

- Temporary erosion control measures for prior, during and post demolition work.
- Existing utility locations.
- Utility cap off locations.

DEMO PROCEDURES PRIOR TO START OF WORK:

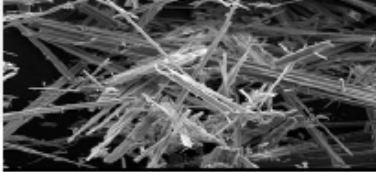
- Contact the City Water Department regarding water meter protection or removal 425-771-0220 ext. 1647.
- The sewer line cap (at the property line) is required to be inspected by the City. Call 425-771-0220 ext. 1326. Sewer laterals may only be capped with a correct size screw plug (a concrete patch is not permitted).

CONTRACTOR/OWNER REQUIREMENTS:

- 1) Temporary erosion control may be required prior to, during and post demolition work.
- 2) All materials must be dumped at approved dump sites.
- 3) The street is to be clean of debris, vegetation, and garbage at all times.
- 4) The side sewer must be capped at the property line (inspection approval required).

- 5) The lot must be graded back to the original grade contours.
- 6) Underground tanks are to be pumped, cleaned, capped or removed (separate permit required).
- 7) Septic tanks are to be pumped, collapsed and removed and/or filled with earth, sand, concrete, CDF or hard slurry.
- 8) The City shall require repair, or restitution of, any public property damaged during the work.
- 9) The City encourages recycling of demolition and construction materials.

Demolishing? Check for asbestos before you start



ASBESTOS

De.mol-ish: wrecking, razing, leveling, dismantling or burning of a structure, making it permanently uninhabitable

Failure to comply with asbestos requirements may result in penalties.

Before you can legally start any demolition (or most renovation) projects, you **MUST** meet these asbestos requirements:



Asbestos has been widely used in many construction materials from insulation to vinyl flooring, to spray-on "popcorn" ceilings. Left undisturbed and in good condition, asbestos can perform as intended.

Problems arise when asbestos deteriorates, falls apart or is disturbed during demolition and renovation. This can cause asbestos to break down (become "friable") into tiny fibers that become airborne. These fibers are easily inhaled and settle deep into the lungs where they cause lung cancer, asbestosis, or mesothelioma (a related terminal cancer) several years later.

Anyone who works or has the potential of working with products containing asbestos must fully comply with all regulatory requirements.

Conduct an Asbestos Survey

This survey must be conducted by an AHERA*-certified building inspector. You can search for them on the web or in phone books under "Asbestos Consulting and Testing". The results of the survey must either be posted at the work site or communicated in writing to anyone who may come into contact with the material.

File a Notification

You must file a completed notification and pay a fee to the Puget Sound Clean Air Agency at www.pscleanair.org/asbestos before you begin demolition.

Properly Remove Asbestos

All asbestos-containing materials must be removed from the structure by an asbestos contractor prior to demolition.

For More Information

Contact the Puget Sound Clean Air Agency at www.pscleanair.org/asbestos or call 206-689-4058.

Note to contractors: check with Labor and Industry for additional requirements at www.lni.wa.gov

*AHERA = Asbestos Hazardous Emergency Response Act.



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