



DEMOLITION PERMITS

INFORMATION
GUIDELINE

14

Jan. 2017

CITY OF ESCONDIDO • BUILDING DIVISION • 201 N. BROADWAY, ESCONDIDO, CA 92025 • (760) 839-4647

Who May Obtain permits

Permits may be issued to a property owner, licensed demolition contractor or general contractor who has a contract to replace a building or buildings on the property. If applicable, a City Business License and Worker's Compensation Certificate must be provided.

Permit Requirements

A separate permit application is required for each parcel of property. The permit applicant must provide the following **prior** to issuance of the Demolition Permit:

- Assessor's Parcel number for each lot/parcel.
- Obtain a "**Notice of Service Discontinuance**" from S.D.G. & E. (PERMIT **MAY NOT** BE ISSUED PRIOR TO THE DATE SHOWN ON THE NOTICE). Refer to "SAMPLE" on page 2.
- A completed, APPROVED, San Diego Regional Hazardous Materials Questionnaire must be presented to the Building Division prior to obtaining a Demolition Permit. APCD Approval is required for all structure demolitions containing asbestos (except for a single family dwelling replacement). Forms are available at the Building Division counter. Copy to Fire Department.
- A statement signed by a California Licensed Asbestos Consultant/California DHS Lead-Related Construction Inspector/Assessor certifying the structure is ready for demolition. (Lead Abatement, usually residential construction built prior to 1978).
- Provide, on the permit, an accurate description of what is being demolished:
 - Residential-----Example: 1-single-family dwelling; 1-6-unit apartment building. (Square footage must be indicated).
 - Commercial----- Example: 5,000-sq. ft. commercial retail building. (Square footage must be indicated).
 - Sewer----- Indicate whether on public sewer or septic system.
 - Water----- Indicate whether on public water (and water district) or private well.
- Best Management Practices (BMPs) to prevent discharges to the storm drain system are to be implemented. This shall include covering and containing demolition materials onsite; deployment of

sediment and erosion control BMPs on areas of bare soil; and a contingency plan to respond to accidental water/sewer line breaks. On sites where all structures, paving and landscaping are completely removed to "bare ground" the Engineering Division must approve an EROSION CONTROL PLAN (a cash deposit or bond will be required). For further information, contact the Engineering Division at (760) 839-4651.

Building/Planning Division staff will determine the historical status of the structure to be demolished. Contact the City of Escondido Planning Division, (760) 839-4671, for further information regarding demolition of historical structures.

Applicant must contact the applicable water district to arrange for any existing water meters.

After issuance, the Building Division staff will notify the City Utility Billing Division.

The Fire Department would greatly appreciate the opportunity to train on structures in a "practice burn". If you would be interested in this training opportunity, please contact Capt. Dennis Boyer at (760) 839-5400.

Permit Fees

The permit fee is \$194.00, all-inclusive, for each demolition permit. (A separate plumbing permit is not required).

NOTE: Fee credits for the existing structure may be applied to the development fees for the future development in accordance with policies in effect at the time of new construction.

Inspections Required

- SEWER ABANDONMENT
 - City Sewer-----Building sewer must be permanently capped within 5 feet of the property line.
 - Septic System----The top of the cesspool, septic tank or seepage pit must be removed (after sewage removal) and completely filled with earth, sand, gravel or concrete. Contact County Health (760) 471-0730

- **SITE** ----- Must be clear, free of debris, with foundations completely removed and graded as to prevent ponding of water, (and other on-site work as required by your EROSION CONTROL PLAN).
- **WELLS** ----- Abandoned wells must be capped under permit and inspection of the County Health Department (760) 471-0730.
- Demolition of structures or buildings adjacent to a public way in general use by the public for pedestrian travel must comply with currently adopted California Building Code (Section 3303) for PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION. Railings, fences and canopies may be required.

TABLE 3306.1
PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

For SI: 1 foot = 304.8 mm.

- **Buildings and structures over three-stories high or 36 feet in height:** No Demolition permit can be issued until the applicant provides evidence that a separate permit had been obtained from the Industrial Relations Department of the State of California (CAL/OSHA), (619) 767-2280.
 - Encroachment on public property requires approval of the City Engineering Department, Field Office (760) 839-4664.
- After Final Inspection, Building Division staff will forward a copy of the final permit or notify the Finance Department.

SAN DIEGO GAS & ELECTRIC COMPANY
P.O. BOX 1824, SAN DIEGO, CALIFORNIA 92112

Notice of Service Discontinuance

PERMIT DEPARTMENT
CITY OR COUNTY OF _____

ELECTRIC AND/OR GAS SERVICE TO _____

ADDRESS _____

WILL BE DISCONTINUED, AND ALL SERVICE LINES WILL BE REMOVED
ON _____

THIS BUILDING CAN BE MOVED OR RAZED AFTER THE ABOVE DATE.

SAN DIEGO GAS & ELECTRIC COMPANY

BY _____

DATE _____

TELEPHONE _____

FORM 106-2132A