



City of Carmel-by-the-Sea
Building Safety Division
Standard Operating Guidance (SOG)

19- 04 Phased Demolition Permits

Background

Vacant land is increasingly scarce in the City of Carmel. Consequently, the majority of projects involve demolition work to some extent. In addition, the age of building stock in the City results in the high probability that existing buildings contain some sort of hazardous materials (i.e. asbestos, lead paint). To protect the public and environment, the City requires that a demolition permit be obtained prior to engaging in demolition work. In many circumstances, demolition work is included as part of the work proposed under a building permit application. In such cases a separate demolition permit is not required when the work takes place under the approved and issued Building Permit. When an applicant proposes conducting demolition work prior to a building permit being issued a demolition permit is required. This SOG is intended to clarify the process for obtaining a demolition permit either as a phase of a proposed construction project, or as a stand-alone hazardous materials abatement project.

Citations

Carmel Municipal Code 15.08.010 Building Code
2019 CA Building Code 105.1 Permits

Definitions

Demolition – The act of tearing down, razing, destroying, or removing all or part of an existing building or structure.

Guidance

A demolition permit is required for demolition work taking place in the City. Typically, such work takes place for three reasons - 1) demolition of a structure or part thereof in preparation for construction of a new structure or modification of an existing one on the site; 2) demolition of a structure with no intent to replace; and 3) demolition of building finish elements related to hazardous materials such as asbestos and lead-based paint. The following describes the process for obtaining a demolition permit under each scenario.

1. *Demolition of a structure or part thereof in preparation for construction of a new structure or modification of an existing one.*

The City is sensitive to the public safety hazards and community appearance impacts of vacant, partially demolished structures. Therefore, demolition permits under this scenario require both Building and Planning Division approval. Applicants may request issuance of a phased permit for demolition work by submitting a completed Phased Permit Request Form and Demolition Permit application to the Community Planning and Building Department. In order to assure that construction will take place timely following the demolition phase, approval of a demolition permit for this type of work is typically given following receipt of the responses to the initial Request for Information (RFI #1) issued to the applicant.

2. *Demolition of a structure with no intent to replace.*

Under this scenario the demolition work is also subject to review by both Planning and Building Divisions. Upon approval of the permit the applicant may proceed with demolition work. Final inspections are required to assure the site is restored to safe and environmentally stable condition as described in the plans and project approvals.

3. *Demolition of building finish elements related to hazardous materials such as asbestos and lead-based paint.*

Under this scenario, an applicant requests a permit for removal of hazardous materials such as asbestos containing flooring, wall board, finish materials, and insulation; or materials containing lead-based paint. Under this scenario, the applicant applies for a demolition permit for hazardous material abatement. The application must be accompanied by a hazardous materials assessment report from a licensed consultant. All work must be completed by a licensed abatement contractor and all debris must be disposed of as hazardous waste in accordance with State and Federal regulations. Documentation of proper disposal shall be provided at the conclusion of the project.

In all cases, Contractors shall submit a fully completed Construction and Demolition Debris Recycling Form prior to permit issuance.