



# Demolition and Demo/Remodel Permits

Bulletin 77

*Division of Building, Safety, and Inspection for 2018 International Codes*

This bulletin is designed to provide information for what type of permit is required for the full or partial removal of a building.

## **The following are the most common situations and requirements for demolition:**

- **Demolition of a Full Structure, not to be replaced**

The following is needed to apply:

- Residential Building Application form; apply for a *Demolition Permit*.

**NOTE:** This application **must be notarized** with the property owner's or approved representative's signature.

- Complete Site Plan showing which building will be removed.
- Fees paid: \$150 flat fee + \$6.50 state charge = \$156.50. This does not include investigation or non-compliance fees if you are demoing in response to these. See Bulletin 17 and 73 for more information on this.

- **Partial Demolition of a Structure**

The following is needed to apply:

- Residential Building Application form; apply for a **Remodel/Partial Demolition**.

**NOTE:** A notarized signature is **not** required for this application.

- Complete Site Plan showing area of removal.
- Construction documents/plans of the completed floor plans (after demolition is complete). If *only interior* demolition work is being done, please provide a "before" and "after" floor plan.
- If any structural components of the existing building will be altered or repaired, a Structural Investigation Report prepared by a WA State registered Engineer may be required.
- Fees based on scope of work and determined at time of application.

- **Full Demolition of a Building that will be replaced by a similar building in the same location/footprint** (example: demolition of an old house to make room for a new house)

The following applies:

- A separate permit is **not** required for the demolition of the existing building.
- The intent to demolish the existing building will be included in the description of your **NEW** building permit application.
- A notarized signature is not required on your application.

**Step One** - Apply for permit based on the above information

**Step Two** - Pay fees

**NOTE:** *A demolition included in a new building application does not have additional fees beyond the new building permit cost.*

**Step Three** - Application is reviewed, approved and permit issued. All documents will be emailed to the applicant on record. You must print these and have them available on-site for inspection.

**Step Five** - Begin the work/call for inspections as follows:

- For a full demolition, the entire building must be removed, and debris hauled away.  
**NOTE:** *All utilities must be removed and capped in an approved manner. Please contact Pierce County Health Department for water or septic capping procedures and permits and Pierce County Sewer for sewer capping requirements.*
- For a partial demolition/remodel, inspections begin at your *first* step of new construction. Please be sure to call for inspection before your new work covers up any items relating to plumbing, framing, ventilation, etc. If you have questions, please contact your site inspector.
- For a replaced building, your inspections will begin at the setback/footing of your new structure. The inspector will verify your old building is gone at this time.