



**BUILDING CODE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Based on the 2011 LACBC**

**#84
106.4.2
Article 2
2-15-13
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DEMOLITION PERMITS

The requirement of Section 106.4.2 for plans and specifications to accompany permit applications can be just as pertinent for demolition work as for new construction. With the exception of small or minor structures such as one-story wood frame buildings (less than 600 sq ft), demolition permits will not be issued until adequate information has been submitted to show safe work procedures. Major demolition projects may require engineering determinations, shoring provisions, pedestrian protection, and street barricades, precautions for adjoining buildings or property, special work procedures, job supervision, scaffolding details, review of work schedules, razing methods, and any other concerns.

Many of these items will require review by the Office Manager before approval. Consideration shall be given to the sequence of operations, number of stories involved, condition of pre-code masonry, contractor's reliability and experience, clearance of the site, permanent guardrails for remaining walls or changed grades, party wall construction, and other concerns. Indiscriminate use of bulldozer methods, complete removal of all bracing, dismantling floors or walls in more than one story at a time, demolition work without proper notification to the adjacent owners or tenants, and wrecking procedures without adequate protective measures shall be prohibited. Written correction notices shall be issued for violations and the information forwarded to the District Office Manager and Research Section.

Public Resources Code Section 5028, effective January 1, 1990, requires that no structure listed on the National Register of Historic Places, on the California Register of Historic Places, or on any local public register of historic places, which has been damaged by a natural disaster may be demolished, destroyed or significantly altered unless approved by the State Office of Historic Preservation or unless there is an imminent threat to the public. Before taking any action on any damaged building that is presumed or suspected to be historic, be sure to thoroughly check its status and determine if it is a historic building. For historic buildings that have sustained damage requiring immediate attention for the protection of the public, contact Research Section or Division Administration. Also refer to BCM 3407 Article 1 – California Historical Building Code (CHBC).

Chapter 20.87 of Title 20 of the Los Angeles County Code requires projects in the County unincorporated areas to recycle or reuse 50 percent of the debris generated, to be consistent with the goals of the California Integrated Waste Management Act of 1989. Any demolition work, irrespective of the value of the demolition, shall be referred to Environmental Programs Division for a Recycling and Reuse Plan.

On July 25, 1990, the Governor signed into law Assembly Bill 2791 which adds Section 19827.5 to the Health and Safety Code requiring the information regarding asbestos is completed on the permit application. AQMD Rule 1403 establishes requirements to limit asbestos emissions from building demolition and renovation activities. Any building demolition work shall be referred to AQMD and the Notification of Demolition or Asbestos Removal form shall be filed. If the applicant declares that the asbestos notification is not applicable, then the demolition permit may be issued and must be stated on the permit form. If the applicant declares the presences of

asbestos, then the notification letter shall be sent to AQMD and/or EPA and a copy of receipt that shows that AQMD or EPA has received the notification letter prior to the issuance of the demolition permit.

Any existing sewer line shall be properly capped and inspected as required by Section 722 of the Plumbing Code.

Demolition of swimming pools shall comply with AM J103.

The removal of fuel pumps, fuel tanks and similar tanks shall comply with the requirements of BCM 106, Article 4 – Permits – Fuel Pumps, Fuel Tanks and Similar Tanks.

Supersedes BCM 106.4.2 Article 2 dated 8-23-11

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