



# DEMOLITION PERMIT GUIDELINE

[www.LasVegasNevada.gov/BuildingPermits](http://www.LasVegasNevada.gov/BuildingPermits)

Phone: (702) 229-6251

No structure that requires a building permit in the City of Las Vegas may be demolished or demolition started without first obtaining a demolition permit from the Building & Safety Department.

Exception: A demolition permit is not required for partial demolition work performed in conjunction with remodeling, alteration, or repair of a structure for which **plans have been reviewed, approved and a permit issued** by the Building & Safety Department for the proposed work. A demolition permit shall be required when the demolition exceeds 50% of the total project based on square footage. The scope will include all work regardless of permit requirements.

Contact the City of Las Vegas Department of Fire and Rescue at 702-229-0366 before beginning demolition that includes fire protection systems such as fire sprinklers or standpipes.

## Types of Demolitions

**Major Demolitions:** Anything that is not defined as a minor demolition. See minor demolition definition below. May require a pre-demolition meeting.

- Owner/builders can only apply for single family dwellings that they own and occupy.
- Contractors: Only an A –General, A-13 or C-31 license may apply for a demolition permit.
- SWPPP Form is required. <https://files.lasvegasnevada.gov/building-safety/SWPPP-Checklist.pdf>

**Implosion Demolition:** For demolition permits involving explosives, contact the City of Las Vegas Department of Fire and Rescue. They can be contacted at 702-229-0366.

**Minor and Interior Non-Structural Demolition:** Minor demolitions, such as the removal of non-structural interior walls will be handled by issuing a non-structural only demolition permit. The permit application must be accompanied with plans detailing all work to be performed or as an alternate, submit a report. The report shall be completed by a Nevada Registered Architect or Fire Protection Engineer and must provide a code analysis for the building and any fire/life safety impacts caused by the demolition.

**City Ordered Demolition:** The requesting department shall provide the fund transfer document for verification. All of the requirements in this document shall be submitted for Building Department review.

## Application Requirements:

1. Completed Residential or Commercial Building Permit Application
  - Can be found at the following link: [lasvegasnevada.gov/buildingforms](http://lasvegasnevada.gov/buildingforms)
2. Plans for Demolition:
  - Describe the process intended to complete the demolition
  - Plot Plan (show all existing structures)
  - Floor Plan (identify the area of demolition, including square footage)
  - Structural Plans (for load-bearing walls and/or partial demolition)
  - List any structures to remain on-site

3. Partial Demolition: Provide a code analysis and the above noted information for the building and any fire/life safety impacts caused by the demolition. The report shall be prepared by a Nevada Licensed Architect or Fire Protection Engineer.
4. Demolition work that has impacts to the Public Right of Way will need to apply for a separate temporary traffic control permit from the Department of Public Works.
  - If pedestrian protection is necessary a separate permit for such shall be required with Land Development and Building Department approval for the design and encroachment into the ROW.
5. Provide a letter signed by the contractor on company letterhead stating all utility disconnects have been performed. This document shall be signed by an officer of the demolition contractor's company. If possible, provide evidence that the demolition company has requested disconnect or further approval from the utility agency where possible.
6. Identify, on the application, if a sewer investigation (\$399.00 Inspection Fee) is being requested to ensure sewer credits are applied to the property. Without a sewer investigation sewer credits may not be able to be applied to future projects.
7. The scheduled date of completion for the demolition.
8. Provide a copy of the Air Quality Permit for dust control.
9. City Ordered Demolition:
  - Provide a copy of the Notice and Order Requiring Demolition. This is obtainable from the City of Las Vegas Code Enforcement Officer.

**Inspection(s) Required for Demolition**

MAJOR DEMOLITION MAY REQUIRE ADDITIONAL INSPECTIONS. CONTACT THE INSPECTION SCHEDULING LINE FOR INFORMATION AT 702-229-6914.

150 – Other Inspection for rated wall inspection (if damaged) and any questions or concerns

140 -- Building Final – NOTE: Finals must be called in prior to expiration date on permit. Failure to do so will subject the permit to renewal fees. For complete or partial demolitions of buildings, lots must be graded and stabilized for final inspections. All utilities shall be verified for disconnection and capped off. All debris must be removed, the lot cleared and rough graded prior to approval of the final inspection for the issued demolition permit. Demolition must have an approved final prior to commencing any remodel/renovation work. An Architect's or Fire Protection Engineer's Report approving the completion of the demolition as code compliant is required at final inspection.

540 – Fire Final (as applicable)

640 -- Planning Final (as applicable)

740 – Public Works (as applicable)

**NOTE: A SEPARATE PERMIT IS REQUIRED FOR WORK OTHER THAN THE DEMOLITION WHERE REQUIRED BY CODE**