



## DEMOLITION PERMIT APPLICATION GUIDELINES

333 North Rancho Drive, Las Vegas NV 89106-3703

Phone: (702) 229-6251 Fax: (702) 382-1240

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 and 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. If you have any questions, please contact the Building & Safety Department at 702-229-6251. This is by direction of the Nevada State Contractors Board.

Contact the Fire Department at 702-229-0366 before beginning demolition that includes Fire Protection Systems such as fire sprinklers or standpipes.

**Major Demolitions:** Anything that is not defined as a minor demolition. See minor demolition definition below. May require a pre-demolition meeting. Continue reading this section regarding instructions for major demolition requirements.

**Implosion Demolition:** For permits regarding demolitions involving explosives, contact the City of Las Vegas Department of Fire and Rescue. They can be contacted at 702-229-0366. Their office hours are 6:00 AM to 5:00 PM Monday through Friday.

**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 imposed 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.

**Investigations Requiring Demolition:** A demolition permit may be required for removal of building components as part of an investigation to document work performed without required permits. For work performed without permits please contact the City of Las Vegas Building and Safety Department for project specific requirements.

- A separate permit is required for any work performed in regard to the investigation.

**PERMIT APPLICATION GUIDELINE & SUPPORTING DOCUMENTS FOR MAJOR DEMOLITION DO NOT USE THIS DOCUMENT TO SUBMIT THE INFORMATION**

1. Project Name, Contractor (license holder's full name), Name of Company (or DBA), Contractor's State Certification or Registration No., Contractor's City Business License #, Mailing Address, City, State, Zip, Telephone, Fax, and Email.
2. Address of Structure to be demolished.
3. Description of Work (include square footage)

4. Plans for Demolition:

- Describe the process intended to complete the demolition
- Plot Plan (show all existing structures)
- Floor Plan (identify the area of demolition)
- Structural Plans (for load-bearing walls and/or partial demolition)
- List any structures/landscaping to remain on-site
- Structural shoring designs where required

5. Building Permit Application completed in its entirety.

- Owner/Builder: Provide signed and witnessed "Owner Builder Affidavit of Exemption" form (attached). This is for single family dwelling work only.
- Contractors: Only an A -General, A-13 or C-31 license may apply for a demolition permit.

6. Partial Demolition: Provide a code analysis 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.

7. Copy of Public Works Offsite Permit for any work in public right-of-way (ROW) or public easement. Exterior demolition work will require a declaration from the contractor regarding the impact to the public right-of-way (ROW).

- In the case of no impact the contractor shall provide a letter indicating as such.
- If the demolition does impact the ROW then a copy of the approved barricade plan shall be provided with the demolition permit application.
- 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.

8. Safety Plan is required showing the compliance with all applicable requirements of Chapter 33, International Building Code (IBC). Include information required from pre-demolition meeting and Traffic and Streets Departments.

9. 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.

10. The scheduled date of completion for the demolition.

11. Provide documentation of compliance to Department of Air Quality requirements (see below).

**Department of Air Quality Requirements:**

- Provide a copy of the Air Quality Permit for dust control.
- Asbestos affidavit from DAQ (see below), completed and signed. The following asbestos information should be included in the Department of Air Quality report and is provided here as information only. General Information and Requirements for Asbestos, if applicable, is listed below:
- **SURVEY REQUIREMENTS: *Asbestos surveys are required to be performed for any building undergoing renovation and/or demolition.*** There is no age restriction on the building. For implosions and buildings used for fire training purposes, all friable and non-friable asbestos containing materials must be removed from the structure.
- **STATE NOTIFICATION REQUIREMENTS:**
  1. Notifications where no asbestos is present in the structure but where demolition will occur must be

submitted 10 working days prior to demolition. In those cases where a 1000 square foot building or larger will be demolished, the notification form can be submitted with the dust control permit application. If you need further assistance, please contact an Air Quality Specialist at the Department of Air Quality (DAQ) main office at 702-455-5942.

2. Original notifications for asbestos regulated jobs must be submitted to the Clark County Department of Air Quality (DAQ), P.O. Box 555210, Las Vegas, NV 89155-5210 at least 10 working days prior to beginning any on-site work at the asbestos abatement project. This notification can be via U. S. Postal Service, commercial delivery, or hand delivery. Fax copies are not acceptable for regulated projects.
3. Regulated projects must also comply with the specifications and notification requirements of the City of Las Vegas Fire Department, Nevada OSHA and the Southern Nevada Health District.
4. Notifications for non-regulated jobs must be submitted as soon as possible prior to the start of the project, but not after the project is complete. Fax copies of these notifications are acceptable.
5. Notifications for planned, renovation operations (e.g. routine maintenance for very small amounts of material) involving individual nonscheduled operations at a facility throughout a calendar year must be submitted at least 10 working days before the end of the calendar year preceding the year for which the notification is for.
6. All other notifications for demolition or renovation must be submitted at least 10 working days prior to beginning work.
7. Fill out the notification form completely regardless whether the project is regulated or not.

**A. Voluntary Demolition**

1. Provide square footage for demolition.
2. Note in job description the individual responsible to call for utility inspections before demolition process commences. Request a 250 inspection for electrical and 450 inspection plumbing/gas disconnect.
3. Residential - List all structures to be removed in job description (sheds, fences, etc...).
4. Commercial – separate permit required for each structure or suite.
5. Provide all information required in this guideline when plans are required.

**B. City Ordered Demolition**

1. Provide square footage, plans and plot plan for demolition.
2. Verify Code Enforcement has signed off. Permit Technician will verify this information in the Hansen database.
3. Note in job description the individual responsible to call for utility inspections before demolition process commences. Request a 250 inspection for electrical and 450 inspection plumbing/gas disconnect.
4. 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)

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