



DEMOLITION PERMIT GUIDELINE

www.LasVegasNevada.gov/BuildingPermits

Phone: (702) 229-6251

Without obtaining a permit in the City of Las Vegas, no structure can be demolished or demolition starting, with the following exception:

Exception: A demolition permit is **not** required for partial demolition work performed in conjunction with a remodeling, alteration or repair of a structure. A permit is 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 Fire and Rescue at 702-229-0366 before demolition of fire protection systems such as fire sprinklers or standpipes.

TYPES OF DEMOLITIONS

Major Demolitions: Projects 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.
- ◇ Stormwater Pollution Prevention Plan (SWPPP) Form is required. www.lasvegasnevada.gov/SWPPP-Checklist

Implosion Demolition: For demolition permits involving explosives, contact Fire and Rescue at 702-229-0366.

Minor And Interior Non-Structural Demolition: The removal of non-structural interior walls are handled by issuing a non-structural only demolition permit. Plans detailing all work performed are required to be submitted for approval. Another option is to submit a report from a Nevada Registered Architect or Fire Protection Engineer and must provide the report with 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. Please verify all documentation is included for review.

APPLICATION REQUIREMENTS

- ◇ Completed [Residential](#) or [Commercial Building Permit Application](#)
- ◇ 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
- ◇ Demolition work that affects Public Right of Way a separate temporary traffic control permit from the Department of Public Works is required. A permit is required for the design and encroachment for pedestrian protection into the right of way.
- ◇ Identify on the application, a request for a sewer investigation to ensure sewer credits are applied to the property. Without the investigation sewer credits may not be able to be applied to future projects.
- ◇ Provide the scheduled date of completion for the demolition.
- ◇ Provide a copy of the Air Quality Permit for dust control.
- ◇ A letter on company letterhead provided by an officer of the demolition company stating all utilities are disconnected.
- ◇ If City ordered demolition, provide a copy of Notice and Order requiring demolition obtained from the Code Enforcement Officer.

Partial Demolition: A report prepared by a Nevada Licensed Architect or Fire Protection Engineer is required with the code analysis and noted information above for the building and fire/life safety impacts caused by the demolition.

Inspection(s) Required for Demolition

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

140 - Building Final - Note: Call in final inspections prior to the expiration date and failure to do so subjects the permit to renewal fees. Partial or complete demolitions of buildings, lots must be graded/stabilized and utilities disconnected/capped off for final inspections. Removal of all debris, the lot cleared and rough graded prior to approval of the final inspection. A Nevada Licensed Architect or Fire Protection Engineer report approving the completion of the demolition as code compliant is required at final inspection.

Major demolition may require additional inspections contact the inspection scheduling for information at 702-229-6914.

Required Inspections Dependent on Scope

- 540 - Fire Final
- 640 - Planning final
- 740 - Public Works

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