

Demolition Permit Application Requirements

(These requirements also apply to Housing Moving)

Demolition/House Moving applications are submitted and held for fourteen calendar days pursuant, Redondo Beach Municipal Code, Section 9-17.02.

After the fourteen days, the owner, the demolition contractor, or the general contractor (if he has the proper qualifications for demolition license) can pull the permit.

At the time the applications are submitted, a pre-demolition inspection will be scheduled. If conditions 1 - 6 are not met when the inspector goes to do the pre-demolition inspection, a \$137.00 re-inspection fee will be charged before another pre-demolition inspection is scheduled.

BUILDING & SAFETY REQUIREMENT FOR DEMOLITION:

As of January 22, 2007 any application for demotion must follow the new Construction Notification Ordinance.

1. Mail 14 days prior to demotion, a letter to neighbors, return receipt requested. (Addresses & sample letter provided by Building & Safety Division).
2. Submit mail returned receipts to Building Division along with copy of letter sent to neighbors.

PUBLIC WORKS REQUIREMENTS:

Demolition applicants are required to submit a Waste Management Plan (WMP) to the Public Works Department and pay an administrative fee, and a performance deposit in the amount of \$3088. (The Waste Management Plan will require a maximum of 3 working days to review.) The Public Works Department is located at 531 North Gertruda Avenue. By appointment only (310)-318-0686.

BUILDING AND SAFETY REQUIREMENTS:

1. The house must be accessible and vacant. (No Dogs)
2. The utilities must be shut off and all meters removed.
3. The telephone and electrical wires must be cut.
4. The site must be enclosed with a construction fence and accessible for pre-demolition inspection.
*Adjacent property driveway visibility must be maintained by removal of screening a minimum of 10 feet from curb face by 10 feet of street frontage.
5. There must be a portable toilet on the site.
6. The construction site must have a weatherproof sign posted on each gate with the construction hours, telephone number, and an emergency telephone number of responsible party for the construction site.
7. A pest certificate or statement from an extermination company must be submitted stating that the dwelling(s) are free from roaches and rodents.
8. The applicant will provide the city with a report from an accredited asbestos inspector indicating:
 - a) What suspect materials were present.
 - b) Minimum three (3) samples of each material taken.
 - c) Independent laboratory analysis of each material; positive or negative for asbestos.
9. Copy of completed SCAQMD Rule 1403 notification form.
10. Registered or certified mail receipt from SCAQMD indicating acceptance of notification Form 1403.
11. If asbestos is found, the abatement contractor or the applicant must also submit a completed SCAQMD by registered or certified mail and receipt from SCAQMD indicating acceptance of notification Form 1403.

Note: If asbestos was present and since all asbestos must be removed prior to demolition, applicant will then provide a report from a licensed (California State License Board) and registered (Cal/OSHA) asbestos abatement contractor indicating asbestos-containing material was removed, transported and disposed of in a permitted landfill. (AQMD telephone number is (909) 396-2336 or (909) 396-2327.)

PLANNING DIVISION REQUIREMENTS (requested from Planning Commission)

The following **MUST BE SUBMITTED** along with the application for a demolition permit.

1. Two copies of a plot plan (can be hand drawn) showing where the existing structure(s) sits on the lot.
2. Show all trees on the site that have a trunk size six inches or more in diameter.
3. Photo of the front of the property.