DEVELOPMENT SERVICES – BUILDING INSPECTION

INSPECTION GUIDELINES: DEMOLITION

INSPECTION CODE: 105

SCOPE: RESIDENTIAL AND COMMERCIAL

CODES ENFORCED: 2016 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

ATTENTION
☐ Failure to complete items below prior to Demolition inspection may result in a re-inspection fee.

PRE-INSPECTION

PRE-DEMOLITION UTILITIES REMOVAL
☐ The “Pre-Demolition Utilities Removal” inspection shall be signed-off prior to demolition inspection.

☐ A separate inspection or investigation is required to verify height of detached garage.

CHANGES TO THE SCOPE OF DEMOLITION
☐ Changes to the scope of demolition will trigger Planning Department review and approval. Prior to proceeding with demolition scope of work revisions, the contractor or person responsible for performing the permit work, shall contact Planning Department for a site consultation.

INSPECTION
☐ Verify that all “Safety, Security and Sanitation” measures have been implemented. (PAMC 5.24.010)

☐ Place an address plaque at a prominent location, at front of building, and maintain at all times during construction.
   o Numbers shall have a minimum height of 12” inches with a minimum 1” stroke. (PAMC 16.04.155, PAMC 16.04.205)

☐ Verify proper posting of the “Construction Hours” sign. The sign(s) shall be posted 5’ above ground level and be visible to the street at all entrances to the construction site. (PAMC 9.10.060)

☐ Verify that sewer line is capped at the house side of the city clean out and staked. (CBC 3303.6)
☐ Verify that the water line to the building has been cut off at the property line and a hose bib with a vacuum breaker type backflow prevention device is provided for dust control. (CBC 3303.6, CPC 603.3.2)

☐ Verify C & D and recycling ordinance compliance. This requirement must be signed off by the sustainability coordinator at the Development Center. (PAMC 5.24.030, PAMC 16.14.260)

☐ Verify electric and gas is properly disconnected. (CBC 3303.6)

☐ When utilities are not disconnected, verify that they are maintained in a safe condition at all times. (CBC 3308.2)

☐ Verify that the mechanical units have been properly evacuated and removed from site. (PAMC 5.20)

☐ Verify that all hazardous materials have been removed (i.e. paint, pesticides, and unidentified materials). (PAMC 5.20)

FIELD INVESTIGATION

☐ When a demolition permit is not required, the CPA inspector will verify that 75% of the existing perimeter walls (including the wall sheathing) remain. Field conditions may require: additional removal of existing foundation and walls, a demolition permit, plan revisions, and Planning Department approval.