



# CITY OF EL MONTE

## Economic Development Department Building Division

### Demolitions

#### **1. Permits**

Demolition work could be involved with alterations or removal of a building. A Demolition permits is required for any portion of a building removed. When multiple buildings on the same lot are to be removed, a separate Demolition Permit shall be issued for each building. When demolition work is associated with an addition or a remodel, the demolition work is covered under the Building Permit for the addition or remodel.

#### **2. Vacant Lot Restrictions**

When the removal of a Building or multiple buildings on the same lot results in establishment of a vacant lot, approval from the Planning Division is required prior to the issuance of a demolition permit.

#### **3. AQMD Notification**

When more than 100 square feet of building material are to be removed, State Laws require that the contractor must notify AQMD at least 10 days before removal work takes place, and a copy of the notification shall be given to the building department when obtaining a Permit for the renovation or demolition. Please note that enforcement of AQMD regulations is not within the Building Divisions jurisdiction. Issuing a permit or approving an inspection by Building Division does not wave the permittee's responsibilities for complying with AQMD requirements.

#### **4. Southern California Edison**

For any demolition project, Southern California Edison needs to be notified and a confirmation of service removal needs to be provided to the Building Department. Please contact Customer Support at 1(800) 655-4555.

#### **5. Construction Debris**

For all project sites, refuse dumpsters and roll of boxes must be rented from Valley Vista Services. The Bin form shall be completed and returned to the Building Division prior to issuance of a Demolition or Building. Additionally, depending on the scope of work, a bond may be required as well. Obtain C&D questionnaire & forms from the Building Department.

#### **6. Cal OSHA Permit**

When a building to be demolished is higher than three stories or 36 feet, or the demolition work would require 5 feet or deeper excavation into which a person needs to descend, the contractor must first obtain an Industrial Permit from Cal OSHA before the Demolition Permits can be issued. Please contact their district office 626-472-0046.

#### **7. Temporary Use of Public Right-of-Way**

No building material or dumpsters should be placed within the right-of-way. Where special conditions warrant temporary use of the public-right-of way, approval must be first obtained from the Public Works Department.

## **8. Pedestrian Protection**

Permits are required from Engineering if railing, fence or canopy for pedestrian protection is in the Public right-of-way. The requirements for railing, fence or canopy shall be per Table 33-A of the Building Code and shall be provided before commencement of any work. Requirements for protecting the adjacent properties before an excavation for demolition or construction are defined in California Civil Code, Section 832.

## **9. SWPPP or SUSMP**

A SWPPP for sites more than 1 acre, or SUSMP sites less than 1 acre. 2 sets of complete plans must be submitted to and approved by the City Engineer prior to issuance of Building Permits for demolition.

## **10. Water and Sewer Caps**

Water and Sewer lines shall be capped off at a point within 5 feet of the property line, and extend vertically 12-18 inches above grade.

## **11. Swimming Pool Demolition**

The top three feet of the pool structure shall be demolished and removed. Where the proposed finish grade of backfill is lower than the existing grade, the three feet shall be measured from the proposed finish grade. The lower portion of the pool may remain, if adequate drainage from the pool is provided. A 10 square-foot hole at each low spot for example, is deemed adequate drainage.

## **12. Compaction Certification**

Backfill to excavation of footings, basements, swimming pools, etc., and the fill to elevate the existing grade, shall be done under the supervision of a Geotechnical Engineer, and be certified by the engineer. A compaction certification, wet stamped and signed by a qualified engineer, shall be submitted to the Building Division before final approval of a Demolition Permit. Absent of a demolition Permit, it shall be submitted before excavation of new foundation.