



# CITY OF EL MONTE

Community and Economic Development Department

Building Division

## City of El Monte Demolition Policy

**Effective Date:** March 12, 2025

**Authority:** City of El Monte Building Division

The City of El Monte establishes this Demolition Policy to define the conditions under which a structure is considered demolished, to ensure compliance with current building codes, and to maintain public safety and accessibility standards. This policy applies to all residential, commercial, and industrial structures within the city limits. Determinations of demolition shall be made by the Building Official based on the criteria outlined below and any applicable special conditions.

### Section 1: Definition of Demolition

A structure shall be classified as demolished under any of the following conditions:

**1. Exterior and Interior Wall Removal:**

- More than 50% of the existing exterior walls are removed, and more than 75% of the interior walls are removed.

**2. Exterior Wall and Foundation Removal:**

- More than 50% of the existing exterior walls are removed, and more than 50% of the existing foundation is removed.

**3. Exterior Wall Removal with Structural Alteration:**

- More than 50% of the existing exterior walls are removed, and more than 75% of the existing interior walls are altered by raising the height of the top plate, such that the existing walls no longer support the original loads.

### Section 4: Permitting and Compliance

- All demolition projects, including those meeting the criteria in Section 1 require a demolition permit issued by the City of El Monte Building Division.
- Submitted plans must include sufficient detail to demonstrate compliance with this policy and all applicable local, state, and federal regulations.
- Fees for permits, plan reviews, and inspections shall be assessed in accordance with the City of El Monte Fee Schedule.



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### Section 5: Enforcement

- Failure to obtain a demolition permit prior to commencing work that meets the criteria outlined in this policy shall result in penalties as specified in the El Monte Municipal Code.
- The Building Division reserves the right to issue stop-work orders and require corrective actions for non-compliant projects.

### Contact Information

For questions regarding this policy or to submit permit applications, contact:

**City of El Monte Building Division**

11333 Valley Blvd, El Monte, CA 91731

626-580-2050

[Building@elmonteca.gov](mailto:Building@elmonteca.gov)