

# Demolition Permit Requirements

**NOTE:** A demolition permit is required for other demolition activity (tenant improvement demolitions, tract home demolitions, etc...) although may not be subject to these specific requirements. **Please check with the Building Department prior to undertaking any demolition activity.**

## **Definitions**

For the purposes of these requirements the following definitions shall apply.

*"Demolition"* means the destruction, removal, or relocation of a structure not classified as an "incidental structure", or the permanent or temporary removal of more than twenty-five percent (25%) of the perimeter walls of the structure.

*"Incidental Structure"* means accessory structures or buildings, such as sheds, trellises, fences, gazebos, play structures, and other similar structures as determined by the Planning and Building Director. **Incidental structures shall be exempt from these requirements.**

*"Tract Home"* means one of a large number of similar-looking homes built in a single subdivision generally characterized by repetition of design, floor plan, and architectural features and characterized as mass-produced as distinguished from a house that is custom built.

## **Section 8.18.020 Demolitions in General**

### **Site Management Plan (required in all cases)**

A site management plan shall be submitted (a submittal checklist form available at the City), reviewed by staff, and receive approval prior to issuance of a demolition permit. The site management plan shall include a material recycling plan, tree identification and protection measures, site grading, sidewalk protection and pedestrian access around the site, runoff control, weed control, details of any proposed fencing or screening, and site appearance control. Other necessary materials or information may be required at the discretion of the Planning and Building Director or Building Official. The site management plan must receive approval from both the Building Department and the Planning Department prior to issuance.

### **Public Notice (required in all cases)**

At a minimum, a notice of application for demolition shall be posted in a prominent location on the site, mailed to all property owners of record within 300 feet of the site, and notice shall be posted in the local newspaper providing contact information for the applicant and/or property owner for a minimum of 14 days prior to issuance of a demolition permit. City staff shall coordinate the public noticing upon receipt of a completed demolition permit application.

### **Section 8.18.030 Demolitions Within the Conservation Overlay District**

In addition to the general requirements above, all necessary discretionary entitlements, including, but not limited to, design review, conditional use permits, map applications, public hearings, CEQA clearance, and any other discretionary entitlements that may be necessary for the construction of a replacement project shall be completed prior to issuance of a demolition permit.

### **Section 8.18.040 Demolitions of Structures Built in or Prior to 1945**

For proposals to demolish structures built in or prior to 1945, city staff shall have a maximum of thirty days to determine if the structure should be considered for historic designation consistent with the standards established in Section 40.23 of the Davis City Code. If the building is deemed to have potential historic value, the city shall have, at its discretion, a maximum of 90 additional days to complete all necessary hearings to determine whether the property should be designated as a resource consistent with Section 40.23 of the Davis City Code. The public notice of a demolition permit application shall be posted as soon as possible upon the receipt of a completed demolition permit application.