



Building & Safety Division

DEMOLITION GUIDELINES – BUILDING PERMITS

Community & Economic Development Department

City of Soledad

248 Main Street, Soledad CA 93960

Ph: (831) 223-5041

General Information

A demolition permit must be obtained before proceeding with the demolition for any pool, building or structure within the City of Soledad. In addition, other steps, outlined below, must also be completed before, during, and after the demolition is completed.

Planning Division approval is required to ensure that the building/structure is not in the Historic Neighborhood District, Historic Resources Inventory, or is not a Historic Site. Regulatory approval is required for demolition of these types of buildings/structures.

Before Demolition Permit Issuance

Complete the following before permit issuance (all forms/documents will be submitted concurrently)

1. Complete the Building Application Form.
2. Complete the *Construction Waste Management Plan*.
3. A Demolition Site Plan, fully dimensioned, showing the following: all property lines, all existing structures, utility locations (i.e., electrical meter, gas meter, sewer lateral, water meter), pool, fences, trees, etc.
4. Copy of Asbestos Survey, Monterey Bay Air Resource District (MBARD) Demolition Notification Letter .

All demolitions regardless of asbestos content require a notification be submitted to MBARD using their online database for NESHAP regulated facilities. A demolition is defined as the wrecking or taking out of a load bearing structural member or a facility.

A notification to MBARD is required for the following.

- Any regulated demolition, whether asbestos is present.
 - Any regulated renovation in which the following will be disturbed:
 - 160 Sq Ft or more of RACM (Regulated Asbestos Containing Material)
 - 260 linear feet or more of RACM
 - 35 cubic feet or greater of RACM debris
5. Provide a Termination/Disconnect letter from PG&E confirming that gas and electrical services have been terminated at the main/street. Contact PG&E as soon as possible to schedule disconnect of service.
 6. Provide a letter from a licensed pest control company certifying that the building/structure to be demolished is clear from all vermin.

Building & Safety Division

DEMOLITION GUIDELINES – BUILDING PERMITS CONT'D

During Demolition

1. Measures must be in place to protect the general public from the demolition activities (e.g., temporary fencing)
2. Best management practices must be implemented as to prevent dust, particulates, mud, and other material from migrating to other areas and properties (e.g., use of water to control dust).
3. Sanitary facilities are required during demolition (i.e., portable restrooms).
4. Fire safety during demolition shall comply with applicable requirements of chapter 33 of the *California Fire Code*.

After Demolition

1. Remove all debris, garbage, building materials, concrete, etc. from the site. Track disposal and recycling to ensure 65% of all non-hazardous materials are being diverted from the landfill. Construction Waste Material Recycling tracking documents (e.g., receipts, invoices) will be collected at final inspection.
2. Locate the building sewer lateral and cap it within five (5) feet of the property line.
3. The site shall be graded to prevent ponding of water and so that it does not drain to adjacent properties. If a structure is going to be built on the site, a Geotechnical or Civil Engineer must oversee backfilling activities and provide a compaction report.
4. Call the Building Division at 831-223-5041 to schedule inspection of the sewer cap and final inspection of the site.