**GOODYEAR FIRE DEPARTMENT**
**Fire, Building & Life Safety Section**

☐ **Fire Safety**
☒ **Building Safety**

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| **REQUIREMENT / PROCEDURE** | | | **10-RP-002** |
|---|---|---|---|
| **Subject:** | Demo Permits | | |
| **Effective Date:** | 8/5/10 | **Revised Date:** | |

## PURPOSE

The purpose of this procedure is to clarify the procedure for the issuance of a demolition permit and under what conditions a demo permit will be issued.

## WHY ISSUE DEMO PERMITS?

Demolition permits serve two functions. The first function is to properly record when a structure is being completely removed from a property and allow for verification that the structure has been properly removed and the lot is left in the proper condition. The second function is to allow the applicant to remove existing construction from a building while awaiting a building permit to be issued for new construction or when there will be no new construction at this time and the space is to remain unoccupied. For residential construction, demo permits will only be issued for the complete removal of a structure. In no case shall a demo permit be issued for the removal of load bearing or structural elements, such work shall require a building permit.

## ASSOCIATED FEES

For the complete demolition of a residential structure(s) the fees are as follows:

Plan Review - $35

Accessory Structures - $25 per Structure

Single-Family Residence - $100 per Structure

For the complete demolition of a commercial structure(s) the fees are as follows:

Plan Review - $35

Commercial Structure - $200 per Structure

For partial demolition of a commercial structure, the fees are calculated in the same manner as a building permit which would include plan review, fire plan review, building permit fees and fire admin fee.

## INITIAL SUBMISSION REQUIREMENTS

Submissions for complete demolition of a structure must include the following:

- ☐ Completed Permit Application
- ☐ Two copies of a site plan or plot plan denoting all structures on the lot and structure to be demolished
- ☐ Plan Review Fee - $35

Submissions for partial demolition of commercial structures must include the following items:

- ☐ Completed Permit Application
- ☐ Two copies of detailed plans denoting the existing floor plan and the elements to be removed. If walls other than non-load bearing stud walls are to be removed the drawings must be signed and sealed by an Architect or Engineer.
- ☐ Plan Review Fees

## AT PERMIT ISSUANCE

When a demo permit is issued, the structure for which the permit is issued shall be deemed unfit for habitation and an unsafe structure. All appropriate safe guards to secure the structure against entry shall be taken by the applicant.

For demo permits for portions of a structure, a condition of permit issuance shall be that the certificate of occupancy for the space shall be **REVOKED** and a building permit shall be required to obtain a new certificate of occupancy.

NOTE: The issuance of a demo permit shall in no way be deemed to infer that a building permit will be issued for the lot/structure or that a new certificate of occupancy for the space will be issued in the future.

## LIFE SAFETY REQUIREMENTS

All existing fire sprinkler and alarm systems shall remain fully operational as long as any portion of the structure is to remain occupied. Demolition of portions of the structure shall not impact the egress from or access to any portion of the structure to remain occupied.

For complete demolition of the structure, the building owner shall coordinate the decommissioning of any fire sprinkler or fire alarm systems with the Goodyear Fire Department.

## AFTER WORK IS COMPLETED

After all demolition work has been completed, the work shall be inspected by all applicable departments of the City of Goodyear. When all required inspections are approved the permit will be closed.

| Prepared By: | Approved By: |
|---|---|
| **Bill King, Plans Review Supervisor** | **Ed Kulik, Chief Building Official** |