



PLANNING & BUILDING SERVICES

DEMOLITION PERMITS

GENERAL INFORMATION

This handout serves as a brief overview on Demolition Permits, for more information on specific requirements, please refer to the City of Liberty Lake Building Code.

Demolition permits are required to assure that your site is left in a safe, sanitary condition and that the structure is removed from the Assessor's property tax rolls. Demolition may be done by an owner; however, any contractor hired for a demolition must be licensed by the State of Washington.

APPLICATION PROCESS

What information will be necessary to complete the application?

- Parcel number; this number is on your property tax statement or may be obtained from the County Assessor.
- Legal description of the site.
- A site plan depicting buildings to be demolished as well as those which will remain.

How long will it take to process the application?

Most applications will be approved immediately; however, the complexity and location of a proposed demolition could require extra precautions and may require additional review time. The fee for a Demolition Permit shall be based on the adopted Planning & Building Services Fee Schedule and calculated by square footage.

What requirements must be met once the permit is approved?

- Utilities; Contact the appropriate utility companies to have water, gas and electricity properly disconnected before starting the demolition. (Call Before You Dig 1-800-424-5555).
- Dust/ asbestos; Dust control and asbestos removal are regulated by the Spokane County Air Pollution Control Authority (SCAPCA) (477-4727) and the Washington State Department of Labor and Industries (324-2552). Contact these agencies for their specific requirements. Asbestos handlers must be licensed by the state for its removal.
- **Site clean up:**
 - Remove all floors, foundations, footing, basement and retaining walls, down to 18 inches below grade. Basements, retaining walls and foundations may be broken into pieces not more than 8 inches in any dimension and used for fill, except that any reinforcing steel shall be removed from the site.

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- Fill excavations and other cavities with noncombustible, inorganic material smaller than 8 inches and cover with dirt or gravel so that broken concrete is not exposed.
- Remove all sewage from existing cavities and fill with earth, sand, gravel and rocks no larger than 8 inches.
- Fill wells with gravel and rocks no larger than 8 inches or install a concrete cap, (lined wells only), of sufficient size and weight that it cannot easily be removed.
- Grade site so that surface is smooth and water will not run off to public rights-of-way or private property. Be sure grading conforms to existing neighboring grades on all sides of lot.
- Temporary Erosion and Sediment Control measures may be required.
- During demolition use water to control and reduce dust and its impact on neighboring properties.
- Leave the site clean and in safe condition.

Will inspections be required?

Prior to demolition/ renovation a "Notice of Intent" must be filed with Spokane County Air Pollution Control Authority (SCAPA) for possible asbestos containing material (ACS) (509) 477- 4727.

Call 755-6705 for demolition permit related inspections upon completion of demolition and site clean up. Upon completion of demolition, contact the County Assessor's office (477-4700) for a Destroyed Property form to remove the structure from the tax roll.

Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation.

For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the City of Liberty Lake Planning & Building Services.

FOR MORE INFORMATION PLEASE CONTACT:

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