



DEMOLITION PROCEDURES

BUILDING:

An application for a building permit is necessary for the demolition of buildings or structures. Demolition permits shall be accepted only from qualified, licensed and insured contractors. Qualification of persons or firms shall be in accordance with separate ordinance providing for qualification and certification of construction tradesman. A copy of the warranty deed or tax record from Miami-Dade County is required for proof of ownership. Shall meet the requirements of Florida Building Code Fifth Edition (2014) Section 3303. Please note that in certain cases residential properties may be subject to the same asbestos regulations and penalties that apply to commercial or other regulated facilities. Please the section below for commercial projects and in regards to Miami-Dade DERM.

ZONING:

Submit (2) **signed & sealed** up to date property surveys. Mark any trees that will be removed or relocated. Any tree removed or relocated requires a Miami-Dade DERM Tree Removal or Relocation permit and be submitted to the Village of Palmetto Bay. Information on DERM tree permits can be found at;
<http://www.miamidade.gov/permits/tree-removal.asp>

PLUMBING:

HRS will issue permits and perform inspections for septic tank abandonment approval in addition to Village of Palmetto Bay permit. If connected to a public sewer, a sewer capping/ demolition permit is needed from DERM, and plumbing permit for sewer cap must be issued by the Village of Palmetto Bay. A letter is necessary from a gas company giving clearance that property has no gas connected. Additional HRS information can be found on page 2.

ELECTRICAL:

A letter is necessary from FPL giving clearance with a disconnect letter for demolition. A fax from FPL is acceptable.

MECHANICAL:

Refrigerant (FREON) Recovery for residential demolition, as required by state law. No permit is required however; a letter is required from the mechanical contractor stating that there is no Freon in the unit.

Additional Demolition Procedures for Commercial Projects:

In addition to items shown above for building, zoning, plumbing, fire and gas, submit asbestos survey by testing laboratory. Structure must be totally clear of asbestos as per DERM requirements. Demolition Permits must be dropped off and assigned a process number. Walk- thrus will not be permitted.

****DERM REVIEW/APPROVAL ARE REQUIRED FOR ALL DEMOLITIONS****

DERM:

701 NW 1st Court, Suite- 400
Miami, FL, 33136
Tel: 305-372-6789

DERM asbestos information; <http://www.miamidade.gov/environment/asbestos.asp>

HRS:

PIC Center, 11805 SW 26 St.
Miami, FL, 33175
Tel: 786-315-2444

HRS septic tank Information; <http://miamidade.floridahealth.gov/programs-and-services/environmental-health/onsite-sewage-disposal/index.html>