



Department of Building & Capital Projects

EDWARD SILVA
BUILDING OFFICIAL

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 F.B.C. 2004 Section 3303.

ZONING:

Submit (2) **signed & sealed** up to date property surveys. Two tree surveys will be required, and it should show location of tree, tree type, height, diameter and canopy (this must be to scale). Mark any trees that will be removed or relocated. Any tree removed or relocated requires an approved Village of Palmetto Bay permit.

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.

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:

111 NW 1st St, 10th Floor
Miami, Fl
Tel: 305-375-3330

HRS:

7755 NW 48TH, Bldg e, Suite 130
Miami, Fl
Tel: 305-513-3466