



City of Banning

Community Development Department

DEMOLITION REQUIREMENTS HANDOUT

A demolition permit is required for the removal of all buildings and structures, including pools. Permits are required before demolition work. The general requirements for Demolition are based on the current California Title 24 Building Codes adopted by the City of Banning.

What is Demolition?

In general, demolition is the razing, removal, deconstruction, salvaging, or wrecking of portions or all of a structure or building, including interior components and may include exterior pavements and other building site accessories.

Obtaining Permits for Demolition

To demolish a building within the City of Banning, permits must be obtained before proceeding with the demolition. Applicants must submit an application to the Building Permit Counter Technician (BPCT) for a demolition permit, including the scope of work, AQMD (South Coast Air Quality Management District) clearance, and Hazardous Materials Certification (File 1402). (BPCT) may advise the applicant that there may be additional fees that must be paid beyond the normal plan check and permit fees. **Demolition plans are required to be submitted by the responsible party as directed by the (BPCT). (Please see "Scope of Work Notes" Below to know the City Requirements before submitting plans.** After all the city departments have reviewed the plans, the applicant will be required to make the noted corrections and resubmit the plans for a final review. (BPCT) will notify the applicant when the demolition plans are approved in which time the applicant may pick up the approved plans and pay for all required fees. **The applicant is required to sign The City of Banning Waste Management Acknowledgement Agreement before taking approved plans/approved permits. This is an important step to inform the applicant of solid waste diversion requirements that must be met before project completion & final project approval.**

Steps Prior to Beginning Demolition

- 1) Applicant contacts Southern California Gas Company, Cable TV, and the local Telephone Company to turn off services.
- 2) Planning will check for historical structure status. This MAY require the applicant to prepare a Historical Resource Report.
- 3) Public Works will advise on utility removal and erosion control to include where to cap off existing utilities such as sewer, water, storm drain & gas (as applicable).
- 4) Banning Electric Utility (BEU) to advise on capping and/or removal of power.
- 5) Fire to advise on special conditions, if any.

Scope of Work Notes: (Unless otherwise directed by the City of Banning)

- 1) Dust control shall be maintained & adequate for the duration of the project and acceptable by the City of Banning.
- 2) The Responsible party shall maintain erosion control during and after demolition.
- 3) The responsible party shall ensure that all utilities are capped off in accordance to the approved plans and as directed by The City of Banning and other utility entities that have jurisdiction to include: (Sewer, water, gas, storm drain & electric as applicable). The responsible party shall schedule an inspection with the City of Banning Building Inspector to verify that these utilities are capped off.
- 4) All building materials demoed including trash & debris shall be removed from the job site before final acceptance.
- 5) All trash, construction debris, and all other debris shall be disposed of by the City of Banning Waste Management Requirements. The responsible party is required to contact Holly Stuart (Public Works Program Manager for The City of Banning) via email at refuse@banningca.gov for specific requirements before commencing work, so that the applicant is aware of what is required before the waste is disposed of. After waste management documents have been approved by Holly Stuart, the responsible party shall schedule an inspection with The City of Banning Public Works Inspector to sign the job card. To schedule an inspection with the City of Banning Public Works Inspector call (951) 922-3142.
- 6) If the above-ground building or buildings/structures or structures are required to be demolished, then the demolition shall include demolition of footings and slabs on grade in their entirety. The responsible party shall schedule an inspection with the City of Banning Building Inspector to verify that all footings have been removed. Equipment may need to be present at the time of the inspection to open areas for the City of Banning Building Inspector to verify that the footings have been removed.
- 7) To schedule an inspection with the City of Banning Building Inspector call our inspection line at 951-922-4820.