



PERMIT SUBMITTAL REQUIREMENTS FOR Demolition

Community Development
Building Department
3100 Belmont Blvd
West Richland, WA. 99353
www.WestRichland.org

The Purpose of this handout is to assist the public in complying with the detailed permit submittal requirements. It is not a complete list of permit or code requirements and should not be used as a substitute for applicable law and regulations. It is the responsibility of the property owner or their approved agent to review the submittal for completeness. Only complete applications will be accepted by the city for review.

PERMIT REQUIRED:

A permit is required for the demolition of any structure other than residential accessory structures less than 200 square feet used as storage sheds, play houses, or other similar uses.

CODES:

DEMO PROCEDURES PRIOR TO THE START OF WORK:

- ❖ International Building and Residential Codes (currently adopted)
- ❖ West Richland Municipal Code

SUBMITTAL REQUIREMENTS:

1) **Permit application with Benton Clean Air form.**

2) **Critical areas check list:**

A Critical Areas Determination, issued by the Planning Department, must be completed and on file with the City. Provide applicable information as indicated by the decision.

3) **Site Plan** – Scaled to 1"=20'

Items to be identified

- Temporary erosion control measures for prior, during and post demolition.
- Existing utility locations.
Utility cap off locations.

Bonding:

A bond maybe required for the complete demolition of residential houses and commercial structures to ensure restoration and /or repair of public and private improvements or utilities. Bonding is waived when concurrently applying for a building permit. Please note that the contractor will be liable in the event of damages to public utilities or public improvements.

- ❖ Contact the City Public Works Department regarding water meter protection or removal. 509-967-5434
- ❖ The sewer line cap (at property line) is required to be inspected by the City.
Call 509-967-3518.

Owner / Contractor Requirements:

- 1) Temporary erosion control maybe required prior to, during and post demolition
- 2) All materials must be dumped at approved dump sites.
- 3) The street is to be clean of debris at all times.
- 4) The side sewer must be capped at the property line. (inspection approval required)
- 5) The lot must be graded back to the original grade contours.
- 6) Underground tanks are to be pumped, cleaned, capped or removed.
- 7) Septic tanks are to be pumped collapsed and removed and or filled with earth, sand, concrete, CDF or hard slurry.
- 8) The City shall require repair or restitution of, any public property damaged during the work.
- 9) The city encourages recycling of demolition and construction materials.

Demolishing? Always check before you start.

ASBESTOS



CHRYSO TILE



AMOSITE



CROCIDOLITE



TREMOLITE



ACTINOLITE



ANTHOPHYLLITE

De.mol.ish: Wrecking, razing, leveling, dismantling or burning of a structure, making it permanently uninhabitable.

Failure to comply with asbestos requirements may result in penalties.

Before you can legally start any demolition (or most renovation) projects, you **MUST** meet these asbestos requirements.

Conduct an asbestos survey

This survey must be conducted by an AHERA-certified inspector. You can search for them on the web or in the phone book under "Asbestos Consulting and Testing" or visit <http://bentoncleanair.org> for a list of approved inspectors. The results of the survey must either be posted at the work site or communicated in writing to anyone who may come into contact with the material.

File a Notification

You must file a complete notification to Benton Clean Air Agency at <http://bentoncleanair.org> **before** you begin demolition.

Properly Remove Asbestos

All asbestos-containing materials must be removed from the structure by asbestos contractor prior to demolition. You can find a list of approved contractors through the Benton Clean air web site.

More Information

Contact Benton Clean Air Agency at <http://bentoncleanair.org> or call (509) 783-1304

Note to contractors: Check with Labor and Industries for additional requirements at <http://www.lni.wa.gov>

***AHERA = Asbestos Hazardous Emergency Response Act**



Asbestos has been widely used in many construction materials from insulation to vinyl flooring, to spray-on "popcorn" ceilings. Left undisturbed and in good condition, asbestos can perform as intended.

Problems arise when asbestos deteriorates, falls apart or is disturbed during demolition and renovation. This can cause asbestos to break down (become "friable") into tiny fibers that become airborne. These fibers are easily inhaled and settle deep into the lungs where they cause lung cancer, asbestosis, or mesothelioma (a related terminal cancer) several years later.

Anyone who works or has the potential of working with products containing asbestos must fully comply with all regulatory requirements.