

INFORMATION SHEET

NO. S-04

DATE

: June 22, 2015

CATEGORY

: Structural

SUBJECT

: Demolition Permits

PURPOSE

: To carry out the safety requirements of the Building Code and to expedite

processing of permit applications for the demolition of buildings.

REFERENCE

: San Francisco Building Code Sections 106A.3.2.2, 1705.18 and 3303

AB-032 Site Permit Processing

AB-036 Special Inspection for Demolition Work Ordinance No. 27-06:

Construction and Demolition Debris Recovery Program

DBI Cost Schedule

DISCUSSION

(A) General Procedures

To demolish the entire building to the foundation will require a demolition permit (Form 6).

To demolish part of the building will not require a demolition permit, but will require a building permit (Form 3/8).

For a site permit to remodel an existing building, no demolition permit is required.

For a site permit to construct a new building on a vacant space of a lot, no demolition permit is required.

Site permit application to construct a new building on a space occupied by an existing building and demolition permit shall be filed at the same time, unless <u>both</u> new and existing buildings are nonresidential or mixed use. (Note: Mixed use is a project combining nonresidential and residential uses)

For nonresidential or mixed use projects, site permit application to construct a new building on a space occupied by an existing building may be issued if demolition permit had been filed. However, no addenda for construction of a new building on a space occupied by an existing building shall be issued unless the demolition permit had been issued.

For residential projects, site permit application to construct a new building on a space occupied by an existing building needs to be issued at the same time as demolition permit.

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(B) Demolition Plans - Details

Except for buildings of Type V construction and Type I, II, III and IV buildings less than 3 stories or 25 feet in height shall provide Items 1, 2 and 3 as set forth herein below prior to approval of any application for demolition permit.

- 1. Applicant shall submit two sets of detailed plans showing the following:
 - (a) The sequence of operation floor by floor,
 - (b) Location of standpipes,
 - (c) Location and details of protective canopy,
 - (d) Location of truck crane during operation,
 - (e) Any necessary fence or barricade with lights,
 - (f) Any floor or wall left standing, and
 - (g) Schedule of the days when the demolition will be done; i.e., on weekdays or on Sundays.
- Applicant shall designate the party responsible for repairing any structural sidewalk slabs that may be damaged during operation.
- Applicant shall designate the responsible registered Civil Engineer or Architect who will supervise the demolition work.
- 4. Applicant shall secure appropriate permits for use of street space, at the time of filing the demolition permit.
- 5. Any wall or other construction to be left standing must be certified for structural stability by a registered Civil Engineer, and must be so shown on submitted plans.
- Demolition contractor shall notify the District Building Inspector at least two days prior to the commencement of demolition operation. Demolition contract shall also notify SFE at (415)355-3700.
- A registered Civil Engineer or Licensed Architect shall continuously and personally supervise the demolition work and shall submit progress reports to the Director of the Department of Building Inspection in writing.
- Any of the aforementioned requirements may be waived only upon the written approval of the Director
 of the Department of Building Inspection after receiving certification by the registered Civil Engineer
 or record that the safety requirements of the Building Code are not lessened.

(C) Demolitions Permit Processing

Contractors seeking approval for demolition shall, in addition to other City department sign-offs, provide the following:

- 1. BAAQMD "J" number (obtained by calling 771-6000, ext. 217)
- Asbestos/RACM survey supported by preparer's CAL OSHA certification
- Form 3/8 application completed by licensed asbestos handling contractor when survey indicates the presence of asbestos

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4. Two sets of mailing list for demolition to CPB to comply with the notification requirement per San Francisco Building Code Section 103A3.2.2.1 (due upon filing of demolition permit).

Applications not complying with items 1-4 above shall <u>not</u> be accepted for review without prior arrangements.

Demolition Debris Recovery Plan (DDRP) approved by the San Francisco Department of Environment (SFE).

NOTES:

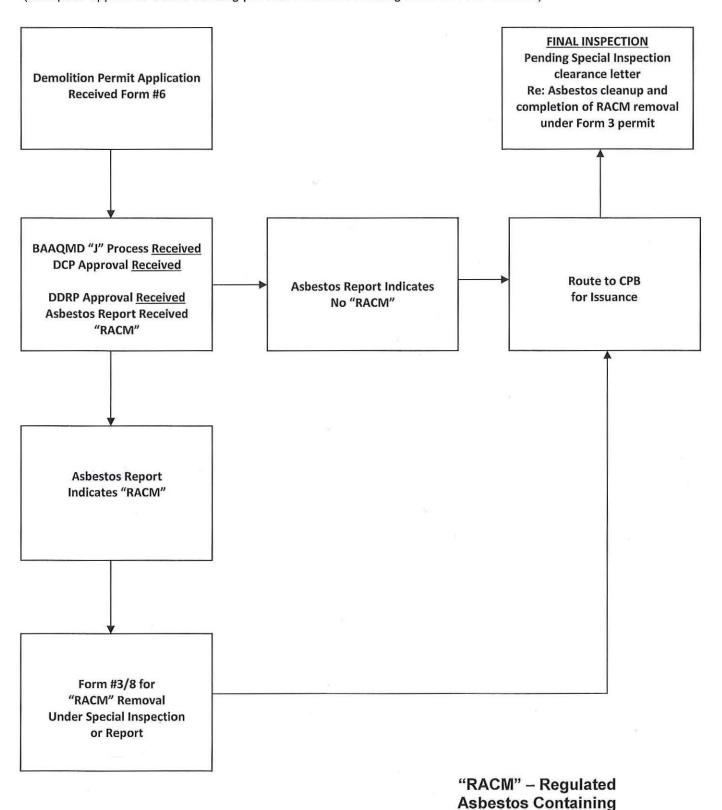
- (a) The DDRP shall be prepared by person conducting demolition and shall demonstrate how the project will divert Construction & Demolition (C&D) debris material from landfill.
- (b) Applicant shall submit the DDRP to SFE for review after Planning approved the Site Permit.
- (c) Demolition permit application number needs to be on the DDRP.

No demolition permit should be issued without an approved DDRP for that permit number, as required by Ordinance 27-06.

Note: Link to SFE's Construction & Demolition webpage is http://www.sfenvironment.org/c&d

DEMOLITION PERMIT PROCESSING FLOW CHART (See Section C):

(Exception applies to unsafe building per San Francisco Building Code Section 102A.16)



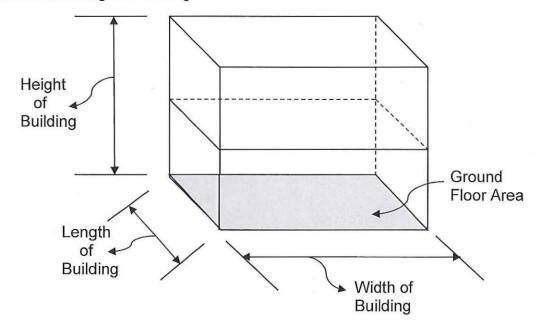
Materials

(D) Demolition Cost

1. BLDG Form 6: Application for Demolition Permit

Applicant shall write the estimated cost of demolition of building on the form. Plan Reviewer would verify the cost by the following procedures.

- 2. Building Volume
 - = Length of Building X Width of Building X Height of Building
 - = Ground Floor Area X Height of Building



Average Unit Cost of Demolition of Building:

For average unit cost per cubic yard of building volume, see latest DBI Cost Schedule.

Cost of Demolition of Building = Building Volume X Unit Cost

Other conditions will be evaluated on a case-by-case basis by the Supervisor or Manager, subject to written approval by Planning if required.

Tom C. Hui, S.E., C.B.O.

Director

Department of Building Inspection

Date

This Information Sheet is subject to modification at any time. For the most current version, visit our website at http://www.sfdbi.org

PLAN TYPE:



DEMOLITION DEBRIS RECOVERY PLAN WORKSHEET



Construction and Demolition (C&D) Debris Recovery Program

City and County of San Francisco

□ NEW PERMIT APPLICATION

Environment Code Chapter 14; Ordinance No. 27-06; SFE Regulations 06-05-CDO

☐ FINAL REPORT

	DATE DEMO COMPLETED			
 submitted to San Francisco's Department of Environment Demolition Permit applications (Form #6). Submit to Signature of Environment Demolition Permit applications (Form #6). Submit to Signature of Environment of Environmen	et will achieve a minimum of 65% diversion from landfill. egistered C&D Facility will be credited at 65% diversion. Il or be put in garbage. In the submit to DBI before issuance of the Demolition Permit. De included with the approved DDRP.			
Demolition Permit Application No.	Permit Application Date			
Project Address	Project Block/Lot#			
Demolition Permit Applicant				
Demolition Permit Applicant Address				
Contact Name				
Contact Address	Fax ()			
	E-Mail			
Describe building being demolished: Type	Square Footage			
project materials. See www.sfenvironment.org/c&d for poss	his worksheet indicating the disposition by material type of all sible facilities or markets to take materials. For new permit s, provide ACTUAL tons based on receipts you have received bject to verification by SFE.			
Column 4 – Materials that are not source-separated on site that will process mixed C&D materials for reconstruction Debris Facility will be credited with 65% divers sfenvironment.org/c&d Column 5 – Sorted, Non-Recyclable, Non-Compostable Debris Facility will be credited with 65% divers sfenvironment.org/c&d	om this project listed by material type; le condition taken to a salvage facility for reuse. Also forms, and inerts used as backfill, etc. o a facility to be reprocessed into a new product. This bod, metal, cardboard, drywall, landscape debris, etc. and are taken to a San Francisco Registered C&D Facility overy. Mixed C&D materials taken to a SF-Registered C&D rsion. A list of Registered Facilities can be found at ebris hauled to landfill; MUST DESCRIBE.			
Column 6 – Name of facility(s) you intend to use for reuse,	recycling or disposal of each material generated from the			

For questions, please call SFE at (415) 355-3700 or see www.sfenvironment.org/c&d

project.

Submittal Instructions: Submit this completed and signed form to: Department of the Environment, 1455 Market Street, #1200., San Francisco, CA 94103. Attention: C&D Demolition Debris Recovery Plan. Fax: 415.554.6393

Diversion Rate Table (See Instructions on the front side of this form for column descriptions).

Material Type (Tons)	1 Total Tons Generated	2 Salvage or Reuse	Recycling (source- separated material)	4 Mixed C&D Debris to Registered Facility *	5 Landfill Disposal	6 Facility or Destination		
Example: Wood	50	5		45		Building Resources/SFR&D		
Wood, Pallets & Lumber (clean & unpainted, no pressure treated wood)								
Cabinets, Fixtures, Doors,								
Windows, Equipment								
Metal						8		
Carpet								
Carpet Padding								
Cardboard					Jan Barrell			
Ceiling Tile								
Drywall (used and painted)								
Green Waste								
Concrete								
Asphalt						¥		
Brick, Masonry, Tile								
Rock/Dirt/Soil					CENTER STATE			
MIXED DEBRIS					Research 1			
Other (please specify)								
Sorted, Non-Recyclable,								
Non-Compostable Debris	,,							
(please describe)								
TOTALS	<u>A</u>	<u>B</u>	<u>C</u>	<u>D*</u>				
Calculate Your Diversion Rate using the following formula:								
<u>B</u> + <u>C</u>	+ DX.65	(DR)* =		Divide A	=	X 100 <u>Your Diversion Rate</u> %		
[* Mixed C&D material designated for processing at a SF-Registered Mixed Debris Facility will be considered diverted at 65% diversion rate (pursuant to Ordinance No. 27-06).]								
If Your Diversion Rate is less that 65%, provide justification why the project cannot meet the 65% diversion requirement								
List haulers removing material off site (use extra page if necessary). Use only Registered Transporters for Mixed Debris. 2) 3)								
I AGREE TO SUBMIT A FINAL REPORT for this Demolition Permit WITHIN 30 DAYS AFTER COMPLETION OF THE DEMOLITION PROJECT; FINAL REPORT MUST VERIFY THE ACTUAL DIVERSION ACHIEVED & INCLUDE ALL RECEIPTS FROM FACILITIES. ESTIMATED DATE OF COMPLETION:								
RECEIPTS FROM FACIL	LITIES.	ESTIA	MATED DA	TE OF COMP	LETION: _			
Submitted by (signature):	Date							
Print Name				-				
FOR OFFICIAL CITY USE ONLY								
DATE PLAN/REPORT RECEIVED BY SFE								
	NOT APPROVED				DAT	TE.		
COMMENTS								
APPROVED BY NAME & TITLE								