



City of El Cajon
Building & Fire Division
200 Civic Center Way
El Cajon, CA 92020
(619) 441-1726
Inspection Request Line (619) 440-0481

DEMOLITION PERMIT REQUIREMENTS

The following are requirements for a demolition permit from the City of El Cajon. In order to obtain a permit for demolition you will need the following information/documentation.

1. A permit application.
2. Notices of disconnection of service for gas, electric, water, cable, and phone service from the serving utility supplier.
3. Storm Water approval and/or an approved storm water plan.
4. An Asbestos Certificate and APCD Notification Form (as applicable).
5. A demolition bond or cash bond for \$7,000.00 posted with the City of El Cajon.
6. An approved protection plan (for work or demolition adjacent to a public way) in accordance with Chapter 33 of the 2010 California Building Code.
7. An encroachment permit may be required from the Public Works Department for work or heavy equipment access in the public way.
8. A signed and dated Demolition Safety Requirement Form.

Contractors must also provide:

1. Name and mailing address.
2. A valid California Contractors License.
3. Proof of Worker's Compensation Insurance.
4. A City business license.

*Note: If a crane is utilized in the demolition you may need to obtain FAA clearance/approval.



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619-441-1726, Fax 619-441-1743

Permit Application

This document, and any attachment hereto, is a public record and is subject to disclosure to third parties pursuant to the California Public Records Act Section 6250 et seq.

Please provide all of the following information.

Application Date:	Issue Date:	Permit #:
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PROJECT INFORMATION

Address:	Zip	APN #:
Type of Permit (<i>Circle One</i>): Building Electrical Plumbing Mechanical Demo Fire Mobile Home Other		
Describe your project:		Sq Footage:
		Valuation:

LEGAL OWNER OF PROPERTY

Name:	Phone #:		
Address:	City	State	Zip:
Owner E-mail:			

CONTRACTOR

Name:	Phone #:		
Address:	City	State:	Zip:
City of El Cajon Business License Number:	Expiration Date:		
State of CA Contractors License Number:	Expiration Date:		
Workman's Comp. Policy Number:	Expiration Date:		
Contractor E-mail:			

APPLICANT (*Circle One*) - Owner, Contractor, Other (Please fill out below only if Other)

Name:	Phone #:		
Address:	City	State:	Zip:
Signature:			
Applicant E-mail:			



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DEMOLITION SAFETY REQUIREMENTS

These requirements shall be complied with for all demolition or all moving or removal of buildings or structures within the City of El Cajon.

1. Before starting any demolition or removal and before a permit is issued, the utility services shall be removed by the utility companies, and notice of disconnect submitted to the Building & Fire Safety Division.
2. After removal of any building or structure from a parcel of land within the City of El Cajon, the permittee shall comply with the following conditions with respect to such parcel:
 - a) Immediately upon removal of said building or structure, securely cap and seal water and oil pipes disconnected from the building. To be inspected by the Building Inspection Division before covered.
 - b) Securely seal the sewer at the property line and call inspection prior to covering. The inspector will make an as-built for the permanent file: **this is mandatory.**
 - c) Fill with dirt, sand or small rock, all openings and excavations in the land. Wells: Contact County Health Department for permit to abate wells. After final inspection by County Health Department, provide copy of permit to El Cajon Building Division.
 - d) Remove therefrom all refuse, debris, foundations, walls, slabs, waste material septic tanks, cesspools and other impediments.
 - e) Within ten (10) days after such removal, a letter shall be filed by the permittee with the Building Division, certifying that these provisions have been complied with.
 - f) Any damage to public property, i.e., curbs, gutters, sidewalks, etc., must be corrected to the requirements of the Engineering Division.

I have read the requirements for demolition, moving or removal of buildings or structures within the City of El Cajon and agree to comply.

Signed: _____

Date: _____

The City of El Cajon has the right to clear property for failure to comply with these provisions and charge the cost by lien against the property.

INFORMATION BULLETIN
United States Environmental Protection Agency
Region IX
75 Hawthorne Street
San Francisco, CA 94105

EPA, State and Local Asbestos NESHAP Coordinators throughout Region 9 have addressed a variety of issues involving the applicability of the Asbestos NESHAP rule to Single Family Residences (SFR's). The following applicabilities of the Asbestos NESHAP involving SFR's scenarios are based on prior EPA determinations:

1. Two separate 800 square foot SFR's are being demolished by an individual to build a new SFR.

Regulated as a residential facility (multiple structures) under the Asbestos NESHAP. Notifications, survey, and removal requirements must be met. This facility would be regulated regardless of who owns the property.

2. A single 800 square foot SFR with a single detached garage is being demolished by an individual to build a new SFR.

Not regulated as a residential facility (multiple structures) under the Asbestos NESHAP. The garage is an incidental structure integral to the SFR. This facility would not be regulated regardless of who owns the property.

3. A four-plex, all rental units but a single structure, is being demolished by an individual to build a new home.

Not regulated under the Asbestos NESHAP.

4. A single farmhouse is being demolished to build a new SFR. Numerous out buildings are on site but are not being demolished.

Not regulated under the Asbestos NESHAP.

5. A single farmhouse and former dairy barn are being demolished to build a new SFR.

Regulated under the Asbestos NESHAP. This barn, as a once commercial structure, is regulated. The single farmhouse would also be regulated as multiple structures are on site.

Demolition and Renovation Projects Requiring APCD Approval

Always ask if a survey has been performed to determine the presence of asbestos containing materials!!!

Demolitions:

Demolition: any project that involves the removal of a load bearing structural component: perimeter walls, bearing walls, posts, headers, beams, joists, rafters, etc.... (this includes demolition by intentional burning).

APCD notification required for:

- 1) All Demolitions of Industrial / Commercial Buildings and Structures (*regardless of the age of the building*).
- 2) Demolitions of Residential Buildings and Structures involving more than 4 Dwelling Units (*regardless of the age of the building*).
- 3) Demolition of miscellaneous structures: bridges, storage tanks, canopies, etc.... (*exceptions will be considered on a case by case basis*).

Note: Single Family Residences are typically exempt from notification requirements except as provided in EPA Determination Letter dated: September 16, 2005 (*attached*).

Renovations:

Renovation: altering a facility or one or more facility components in any way, including the stripping or removal of Regulated Asbestos Containing Materials (RACM) from a facility component....

APCD notification required for:

- 1) Renovations involving greater than 160 square feet or 260 linear feet of RACM (*see attached definitions*).

County of San Diego Air Pollution Control District Compliance Division Contacts

For questions regarding demolition or renovation operations and regarding the need for District approval on Hazardous Materials Questionnaires, use the following contact information:

- **Gerry Griffin, Air Quality Inspector III** (858) 586-2660
(primary contact for asbestos related matters)
- **Randy Smith, Air Quality Inspector III** (858) 586-2677
- **Jim Cooksey, Air Quality Inspector III** (858) 586-2670
- **Gary Harnett, Air Quality Inspector III** (858) 586-2671
- **Karen Wilkins, Air Quality Inspector III** (858) 586-2688
- **Jorge Lopez, Air Quality Inspector III** (858) 586-2682



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Asbestos Demolition Certification

INSTRUCTIONS: Complete Box 1; Read Box 2; and complete and sign Box 3.

1

Job Address: _____
 Use of building to be demolished/renovated: _____
 Square Footage of Building: _____ Number of Stories: _____
 Property Owner: _____ Phone: () _____
 Address: _____

 Applicant's Name: _____ Phone: () _____
 Company Name: _____
 Address: _____

2

Section 19827.5 of the State of California, Health and Safety Code states in part:
 "A demolition permit shall not be issued by any city . . . as to any building or other structure except upon receipt from the permit applicant of a copy of each written asbestos notification regarding the building that has been required to be submitted to the United States Environmental Protection Agency or to a designated state agency (APCD), or both, pursuant to part 61 of Title 40 of the Code of Federal Regulations, or the successor to that part. The permit may be issued without the applicant submitting a copy of the written notification if the applicant declares that the notification is not applicable to the scheduled demolition project."

3

As applicant for a demolition permit (or renovation permit with demolition work) in the City of El Cajon, I certify that: I have read the excerpt from Section 19827.5 of the Health and Safety Code provided above; the information I have provided on this form is true and correct; and I further certify the following:

On the attached ____ pages are copies of all written asbestos notifications regarding the above referenced building that are required to be submitted to the United States Environmental Protection Agency or to a designated state agency, or both, pursuant to Part 61 of Title 40 of the Code of Federal Regulations, or successor to that part.

I declare that the written asbestos notification is not applicable to the scheduled demolition project.

Applicant's signature: _____ Title: _____
 Print Name: _____ Date: _____

F O R C I T Y U S E O N L Y

Reviewed and approved by: _____ Date: _____



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BOND NUMBER _____
 BOND PREMIUM _____
 PROPERTY ADDRESS _____
 PERMIT # _____

DEMOLITION PERMIT BOND

KNOW ALL MEN BY THESE PRESENTS: That we _____ As principal and _____ as surety, are held and firmly bound unto the City of El Cajon, California, hereinafter called "City", in the sum of SEVEN THOUSAND DOLLARS (\$7,000.00) LAWFUL MONEY OF THE UNITED STATES, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and separately, firmly by these presents.

WHEREAS, an application by or on behalf of the above named Principal has been made to the Building Division of the City of El Cajon, for the issuance to the said Principal of a permit to demolish a building or structure within the City upon a location owned by or under control of said Principal, more specifically described in the application for Demolition Permit, and in accordance with the provisions of §15.70.090 of the El Cajon Municipal Code, which requires the furnishing of a bond in the above named amount to the City, conditioned as hereinafter set forth.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT:

If the Principal shall well and truly comply with all of the provisions of the El Cajon Municipal Code pertaining to the Demolition Permit in accordance with the plans and/or specifications when required, approved by the Building Official, and

If all the authorized work required to be done pursuant to the conditions of the Demolition Permit is accomplished and completed within 180 days from the date of such permit, then this obligation shall be void: otherwise it shall remain in full force and effect.

In the event the authorized work required to be done pursuant to the terms of the Demolition Permits is not completed, and said building is not removed in accordance with the requirements within the 180 day period, including §15.70.090, or any authorized extension thereof, the Principal and Surety shall forfeit the sum of \$7,000.00 to the said City. Should suit be commenced to enforce the terms and provisions of this bond, Principal and Surety shall also pay such reasonable attorneys fees and court costs as shall be fixed the court.

IT IS HEREBY UNDERSTOOD AND AGREED that the time limit hereinabove specified in the permit may be extended for good and sufficient cause by the City Council of the City of El Cajon, provided such extension of time is requested in writing and granted by the said City Council within 180 days from the date of issuance of such permit. No such extension of time shall release the Principal or Surety from the obligations of this bond.

IT IS FURTHER UNDERSTOOD AND AGREED that the liability of the Principal and Surety upon this bond shall be in effect from the date hereof until the completion to the Satisfaction of the City.

In witness whereof, this instrument has been duly executed by the Principal and Surety above name on

 Date

 (Principal)

 (Surety)

 Address of Principal