



# Non-residential Demolition Permits: Information & Submittal Checklist

The Department of Local Services, Permitting Division issues permits for commercial and other non-residential building demolition plus the related site clearing work. If demolition is part of a remodel or new construction, it can be included in that construction permit.

Apply On-Line at [MyBuildingPermit.com](https://www.mybuildingpermit.com)

Select: King County | Building |  
Nonresidential | Demolition



## Preparation for Demolition Work

Although the scope and complexity of individual demolition projects will greatly vary, every demolition project will need to consider the following elements.

- Washington State Environmental Protection Act Review
- Hazardous Materials
- Utilities, Wells and Septic Systems
- Underground Tanks
- Debris Removal and Disposal
- Erosion Control and Site Stabilization
- Clearing and Grading Permit
- Preconstruction meeting and Inspections

## SEPA (State Environmental Protection Act) Review

Washington State law requires SEPA review for demolition of a structure, unless it is in the general exemptions to SEPA. If SEPA review was needed to build the structure, it's also needed to demolish it. See Washington Administrative Code (WAC) 197-11-800 (2-f) for details. If your project needs SEPA review, provide the information in the SEPA submittal checklist per the [SEPA information packet](#).

## Hazardous Materials

Many older buildings have asbestos in roofing, siding, ceilings, flooring, fireproofing, pipe coverings, and other insulation. The Environmental Protection Agency (EPA) says asbestos is a hazardous, especially when airborne. Federal law from the Occupational Safety and Health Administration (OSHA) requires building owners to identify asbestos-containing materials (ACMs) in their buildings and to arrange for their safe removal. This is enforced by the Washington State Department of Labor and Industries (L&I) and the Puget Sound Air Pollution Control Agency (PSAPCA).

Building owners must hire a professional testing firm to survey and identify ACMs. For more information on asbestos abatement see the L&I [Asbestos Certification](#) web page. If ACMs are identified, PSAPCA requires that building owners file a [Notice of Intent to Remove Asbestos](#) and pay a fee. PSAPCA can give you a list of certified asbestos abatement contractors, and asbestos-disposal locations for proper removal and disposal.

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### Utilities, Wells and Septic Systems

*Call 811 before your dig to locate utilities.* Before demolition, contact local utilities for procedures to disconnect services like sewer, water, electricity, natural gas, and cable. Make sure all sewage is removed from existing septic systems, cesspools, and any other cavities, then fill the voids with approved material. For more on septic systems contact the Seattle-King County Department of Public Health [Environmental Health Services](#). Abandon wells in accordance with Washington State Department of Ecology (Ecology) [abandon well](#) guidelines (WAC 173-160-415 through 465).

### Underground Tanks

For non-residential underground tanks, get a permit to remove or abandon-in-place any underground tank(s) used to store a flammable liquid. This permit is available online. See [Decommissioning Underground Fuel Tanks](#).

### Debris Removal and Disposal

A Solid Waste Management Plan (SWMP) may be needed to detail how you plan to dispose of waste. Property owners must consider recycling options when planning demolition. For details, see the King County Solid Waste Division, [Construction and demolition recycling](#) web page.

### Erosion Control and Site Stabilization

Erosion control measures must be in place before any demolition. All disturbed soil must be stabilized and remain on site. Once demolition is done, permanent soil stabilization, erosion, and drainage controls measures must be in place. See [Erosion and Sediment Control Requirements \(under Letter E in Permits by Title\)](#).

### Clearing and Grading Permit

If filling or site grading exceeds 100 cubic yards, or if the work site is in a critical area, a separate clearing and grading permit may be needed. See the [Clearing and Grading Permits](#) packet for more.

### Demolition and Site Clearing Checklist

1. Erosion control measures must be in place before disturbing any soil to start demolition. All disturbed soil must be stabilized and stay on site. Once demolition is done, permanent soil stabilization, erosion, and drainage controls measures must be in place.
2. Remove all floors, foundations, footing, basement, and retaining walls down to 18 inches below grade. Break basement sections below this level into pieces no larger than eight inches. You must remove demolition debris take it to a licensed landfill or recycling facility.
3. Fill excavations and other cavities with clean fill material smaller than eight inches and cover it so that no broken concrete is exposed.
4. Grade the site so the surface is smooth, and water will run off. Make sure grading conforms to existing neighboring grades on all sides of the lot or site.
5. During demolition, use water to control and reduce dust impact on neighboring properties.
6. Leave the site clean, safe, and protected from erosion and drainage problems.
7. Be ready to show the Permitting inspector disposal receipts verifying that all demolition debris has been disposed of properly.

The demolition permit is valid for one year and may be extended accordance to County codes. If there is a code violation or hazard to public health, the active life of the permit may be limited.

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### Application Submittal Requirements

- Site Plan showing (See [Computer Aided Design \(CAD\) Template packet](#)):
  - Location of all structures
  - All structures labeled with current use
  - Identify structures to be demolished and their square footage
- [Solid Waste Management Plan \(template here\)](#)

### Additional Information

- [See: Demolition Waste Disposal Resources listed under D](#)
- [Permit Fees](#)
- [Check permit status, make a payment, and schedule inspections](#)
- More questions? Contact us here: [Permits – Customer Services](#)
- [Green Building Handbook \(see Construction & Demolition Materials Management section\)](#)