



# Residential Demolition Permits

The Department of Local Services, Permitting Division (Permitting) issues permits for residential building demolitions. When the demolition is being performed in conjunction with the remodel of an existing home or construction of a new home, the total demolition of structures can be included as part of the building permit.

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

Select: King County | Building | Single Family Residential | Demolition | None



## Other Considerations and Permits

Removal of an existing structure may require coordination with utilities and may require additional permits. The following is a list of some of these additional considerations:

- Demolition debris waste disposal
- Utility disconnects
- Removal and/or decommissioning of septic systems, wells and fuel tanks
- Hazardous waste, such as asbestos survey and removal
- Floodplain Development Permit for properties within flood or channel migration zones

## Application Submittal Requirements

- Residential Demolition Application, filled out on [MyBuildingPermit.com](https://www.kingcounty.gov/permits)
- Site Plan, showing:
  - Location of all existing structures on property, labeled with current use
  - Identify structures to be demolished and square feet of each structure
  - Identify any critical areas on site such as wetlands or steep slopes
  - Temporary erosion and sedimentation control plan and permanent site stabilization
- Proof of filing Asbestos/Demolition Notification to Puget Sound Clean Air Agency (PSCAA)
  - An Asbestos/Demolition Notification must be submitted to PSCAA **before** any asbestos removal or demolition begins. This applies to all structures, including mobile homes with greater than 120 square feet of roof area. A **waiting period of 10 days** for demolition after the notification is completed is required, for projects both with or without asbestos). For information, visit PSCAA's [website](https://www.pscwa.org/).

## Demolition and Site Clearing Checklist

1. Erosion control measures must be in place before disturbing any soil associated with demolition activities. All disturbed soil must be stabilized and must remain on site. At the completion of demolition work, permanent soil stabilization, erosion, and drainage controls measures must be in place.

## Residential demolition permits, continued

2. Remove all floors, foundations, footing, basement, and retaining walls down to 18 inches below grade. Basement sections below this level must be broken into pieces that do not exceed eight inches in dimension. Demolition debris must be removed from the site and delivered to a licensed landfill or recycling facility.
3. Fill excavations and other cavities with clean fill material that is smaller than eight inches in dimension and cover so that no broken concrete is exposed.
4. Grade the site so the surface is smooth, and water will run off. Be 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. When demolition activities are complete, leave the site clean, in safe condition, and protected from erosion and drainage problems.
7. Be prepared to provide the Permitting inspector with:
  - a. Disposal receipts verifying that all demolition debris has been disposed of properly
  - b. [Report of Wastewater Tank Abandonment](#) form, as applicable
  - c. Department of Ecology Water Well Report showing [decommission of well](#), as applicable
  - d. Evidence of all other utilities being properly disconnected and/or decommissioned

### Inspections

A **Pre-Construction Conference** may be required for large and/or critical areas sites and is recommended prior to demolition.

Before a **Final Inspection** can be approved on a demolition permit, the property owner must provide the Permitting building inspector with disposal receipts verifying that all demolition debris has been disposed of properly. In addition, all site stabilization, erosion, and drainage controls must be in place.

### Other Possible Requirements

- [Floodplain Development Worksheet](#) required for properties located in a flood or channel migration zone. If required, this must be completed prior to demolition permit application.
- SEPA: If a State Environmental Protection Act (SEPA) review was required to build the structure being demolished, a SEPA review will be required for demolition.
- Grading Permit: If filling or site grading exceeds 100 cubic yards, or if the site work is to be done in a critical area or if within an area with special P-suffix requirements, a separate grading permit may be needed.

### Additional Information

- [Construction and demolition \(C&D\) disposal and recycling](#)
- [SEPA](#)
- [Clearing and Grading](#)
- [Permit Fees](#)
- [Location and office hours](#)
- Inspection Scheduling, IVR line, 206-971-9780 ([IVR Inspection Codes](#)), or [Online](#)

