

## WHAT YOU NEED TO KNOW:

When you are removing a building and constructing a new one, you need TWO permits, a demolition permit and a construction permit. This means you need to submit TWO applications, one for each permit. You can get a stand-alone demolition permit as long as you aren't going to create a parking lot.

## TO DEMOLISH HOUSING, AT LEAST ONE OF THE FOLLOWING CRITERIA MUST BE MET:

### YOU SHOULD ALSO CONSIDER THESE LAND USE REQUIREMENTS:

- You have to protect or retain trees based on tree protection rules.
- If you demolish an older building, you need to make sure the building is not a landmark.
- If you demolish a building in a special district, then the Department of Neighborhoods has to approve it.
- If you are removing all on-site parking, you have to close the curb cut.
- If you want to demolish a commercial building to make way for a project that needs SEPA, get the demolition permit first. Otherwise, you'll have to postpone the demolition until SEPA has been completed.

- The house has not been used as rental housing within the last 6 months
- You already have an issued permit for a new use or a new building at the site
- You use and meet the rules for residential deconstruction described in Director's Rule 4-2009, Demolition Permits With Waste Diversion Plan
- The structure will be relocated
- We have issued an order declaring the property unfit to live in and requiring that it be demolished
- Your project is in a master planned community zone

**IF YOU HAVE AN UNSAFE BUILDING, SUCH AS A VACANT BUILDING OR A BUILDING DAMAGED BY FIRE,** SDCI might require you to demolish it. If you've received an order of the director to demolish and remove your structure, you should apply for your demolition permit before you apply for any other permit. If after receiving an order and if you don't demolish the building, you may face a penalty of \$500/day, and be required to reimburse SDCI the cost of removing the building.

## TIPS FOR A SUCCESSFUL APPLICATION:

To start your demolition permit, fill out the building and land use pre-application through the Seattle Services Portal.

**MANY DEMOLITIONS CAN BE ISSUED WITHIN 2 BUSINESS DAYS IF THEY QUALIFY AS A SUBJECT-TO-FIELD-INSPECTION PERMIT. OTHERWISE, YOU NEED PLAN REVIEW WHICH TAKES SEVERAL WEEKS. TO QUALIFY FOR THE QUICKER PERMIT, YOUR PROJECT MUST NOT:**

- Have a related Master Use Permit under review or not yet issued
- Be in an Environmentally Critical Area
- Have any exceptional trees within the construction site
- Trigger shoring / excavation / grading permit
- Require land disturbance of 5,000 square feet or more

### NOTE: YOU NEED TO BE AWARE OF THESE ADDITIONAL REQUIREMENTS:

- All asbestos must be properly removed, and you need to file a 10-day notification prior to demolition with Puget Sound Clean Air Agency. See **Asbestos Demolition Notification**
- SDCI requires a salvage assessment before we issue the permit. Contact a professional salvage retailer or deconstruction contractor to conduct the assessment.
- SPU requires a Waste Diversion Report so save disposal and recycling records. See **Construction and Demolition Waste Management**
- SDCI requires a **Rat Abatement Declaration form** as part of your demolition permit application.

### NOTE:

If you make a mistake in your application, it could accidentally send your project into plan review which will significantly delay your permit. If your project meets the criteria above, BE SURE to click the radio button to indicate you think the project qualifies as a subject-to-field-inspection permit.

## NEED HELP?

Read the [How to Submit a Demolition Subject-to-Field-Inspection help article](#).

## GETTING INSPECTIONS:

You should be aware of what inspections you'll need before you start your project. You should get a first ground inspection before starting. The inspector will discuss some of the requirements for the demolition at this inspection.

### NOTE:

Don't forget to have your rat abatement certification on hand at your first ground inspection. Otherwise you might have to reschedule that inspection.

See our [website](#) for inspection types

# DEMOLITION PERMITS

## TIPS FOR SUCCESS

**DEMOLITION IS THE COMPLETE REMOVAL OF A BUILDING (OR BUILDINGS).**

The city has several criteria you need to follow when you want to demolish a building. We have additional criteria that must be met in order to demolish housing.

We may require you to demolish housing if we declare it unfit to live in. You cannot demolish housing to create non-required parking.