



DEMOLITION Permit - Supplement

Klamath County Building Division
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BACKGROUND

The Oregon State Building Code regulates removal, demolition, and alteration of buildings, manufactured dwellings, and other structures. The applicant first obtains approval from the applicable Planning Division, then permits are issued and inspections performed by the County Building Division. The demolition permit also notifies the County Assessor that there may be a change to your property tax assessment. For conversion of a manufactured dwelling to a storage structure, refer to other Building Division Policy. Following is a summary of the requirements of the County Building Division for demolition of buildings and structures.

BUILDING DIVISION PROCESS

PERMIT APPLICATION:

- Provide an approved Land Use Compatibility Statement (LUCS) or other form of approval from the Planning Department of the jurisdiction having Land Use authority over the project site (Klamath County, City of Klamath Falls, Merrill, Malin, Bonanza, or Chiloquin);
- Provide site plan approved by applicable jurisdiction(s) and indicating structures to be demolished, other remaining structures, septic systems, wells, and all utility connections;
- Complete a Structural permit application, and;
- Submit demolition plans for review if project is over 4,000 square feet or more than 20 feet in height, or with a basement;
- Remit fees and receive permit, post locator card at site, and request pre-demolition inspection;
- Proceed with project, receive interim inspections if required by plans examiner;
- Request final demolition inspection. Project is complete when final inspection is approved by the building inspector.

DEMOLITION REQUIREMENTS:

- The applicant shall contact the State DEQ before demolition activity begins. All asbestos-containing materials (ACM) must be properly removed and disposed of at an authorized landfill. For information on identification of ACM and removal /disposal regulations contact the DEQ Bend office at 541-388-6146 or on-line at www.deq.state.or.us/aq/asbestos .
- Remove entire structure and foundation, including basement walls and floors. Applicant is responsible for the complete disconnection and removal of sewer, water, electrical and gas utilities. Basement and foundation cavities shall be backfilled and compacted in six-inch lifts to prevent settlement. Where extensive excavation occurs, the Building Official may require engineered fill.

DEMOLITION REQUIREMENTS *continued*....

- Coordinate with all utility providers for disconnection of service (electric, gas, water, sewer, etc.).
- Private sewage disposal systems must be decommissioned per County On-Site Division and / or State Department of Environmental Quality (DEQ).
- Contact the Watermaster for decommissioning of private well systems.
- All demolition material shall be removed from the site including wiring, plumbing, lumber, concrete, waste or other material. Material shall be disposed in an approved manner and location. Contact local fire district for approval to burn structure.

SAFETY REQUIREMENTS:

- If demolition occurs in areas where pedestrians may be present, suitable barriers and other protective measures must be provided as approved by the Building Official and / or other jurisdiction having authority over the project site. In the event the demolition will interfere with traffic flow on a street or public way, signs and traffic controls must be provided and approved by the applicable Public Works Department.

BUILDING DIVISION FEES

STRUCTURES:

Per State Building Code, structural demolition permit fees are determined by project “valuation” and include cost for all equipment, materials, labor, overhead, and profit for the work performed. Applicant may provide bid documents for valuation, or plans examiner will calculate valuation at 5% of square-foot cost per current ICC valuation chart. Minimum fee will be per current year structural permit application. Demolition permit fee includes structural, mechanical, electrical, and plumbing demolition

MANUFACTURED DWELLINGS:

Removal of a manufactured dwelling will be charged the minimum fee per current year structural permit application.