



North Bay Village

1666 Kennedy Causeway, Suite 101 North Bay Village, FL 33141
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DEMOLITION PERMIT PROCEDURE AND REQUIREMENTS

Submittal requirements/checklist:

- Asbestos Assessment Report (commercial only)
- Current signed and sealed survey
- Demolition plans and specifications
- Disconnect letters from utilities: Electric / Gas / Telephone
- Call Sunshine State One Call 811 or (800) 432-4770 for underground utility locations
- Sidewalk bond (\$1000 commercial and multifamily / \$500 single family)
- Contractor must notify the Utility Billing Department of North Bay Village to clear all liens and pending bills on the property
- Erect construction fence (separate permit required)
- Cap sewer and water at property line (separate permit required)

For Commercial Demolition:

Demolition plans must FIRST be submitted to North Bay Village Building Department with all requisite information. The Village will stamp all plan sets and issue a process number. Plans must then be taken to Miami-Dade County DERM for approval prior to any Village plan review for the following disciplines: Building / Structural / Electrical / Mechanical / Plumbing / Engineering.

Important Note:

Applications for partial demolition will not be accepted without simultaneous submittal of complete plans for rehabilitative work.

Three Types of Demolition Permits:

1. Full Demolition: Obtained by a General Contractor or someone who has a Miami-Dade County specialty license for Demolition or Engineering. Permit will be issued only after permits for erection of construction fence, and capping of sewer and water lines have been completed. Demolition of buildings or structures over 12-feet in height above grade or any wall which is over 40-feet in length shall be done by qualified individuals or firm.
2. Partial Demolition: All requirements for full demolition permit apply, except that it is not necessary to notify utility companies. The contractor shall get his trade contractors (electrical, mechanical, plumbing) to pull permits for disconnections. When the disconnection has already been done, the contractor shall state in writing that he is responsible for all disconnections.
3. Exploratory Demolition: This permit can only be issued to the contractor with the approval of the Building Official. It is issued for exploratory inspections to help the contractor, architect, and/or engineer determine the extent of the deterioration of the building.