



Planning and Building Department
250 Frank H. Ogawa Plaza
2nd Floor, Suite 2114
Oakland, CA 94612

Applicant Acknowledgment for Demolition Permits

Job Address: _____ Zoning Approval: _____

Applicant Name: _____

Applicant Phone #: _____ Permit #: _____

Please read all of the following and complete the bottom portion of this form:

1. No demolition permit shall be issued until at least five notices of the filing of the application for demolition are posted for thirty (30) days within three hundred (300) feet of the exterior boundaries in either direction of the property to be demolished.
2. A field check inspection is required for the demolition posting. I agree to schedule the inspection so that this can take place.
3. A "J" number from Bay Area Air Quality Management District is required to be obtained and submitted to the Oakland Permit Center prior to the issuance of the demolition permit.
4. All sewer laterals that are to be abandoned need to be capped. I understand that if this work is necessary that a sewer lateral (SL) permit must be obtained from the Public Works Department prior to the issuance of the demolition permit. I also understand that this SL permit needs to be finalized prior to the final inspection for the demolition permit.
5. All abandoned driveways shall have their curb, parkway and sidewalk restored to their original condition, or that a curb be constructed if none previously existed and that the parkway and sidewalk be constructed to grade. I agree that if this work is necessary that a Curb, Gutter, and Sidewalk (CGS) permit will be obtained from the Public Works Department prior to the issuance of the demolition permit. I also understand that this CGS permit needs to be finalized prior to the final inspection for the demolition permit.
6. PCBs (Polychlorinated biphenyl) screening assessment is required by Oakland Public Works unless the structure is a single-family dwelling or/and its detached accessory structure. I agree to submit a screening form and complete any additional requirements prior to the issuance of the demolition permit. [PCBs Screening Assessment Form](#)
7. Demolition debris is required to be recycled. I agree to submit a Waste Reduction & Recycling Plan online at www.greenhalosystems.com and have this plan approved by Oakland's recycling division prior to the issuance of the demolition permit. I also understand that the final recycling report must be approved by the recycling division prior to the final of the demolition permit.
8. A [Lead Abatement Work Plan](#) is required for all structures constructed prior to 1978 prior to the issuance of the demolition permit. Per the [EPA's Lead Renovation, Repair and Painting Rule](#), any project that disturbs lead paint or other lead containing materials and create a hazard is subject to the requirements of OMC 15.08 Article XIII.
9. If the owner is to obtain the demolition permit and if the owner does not hold a valid license to demolish buildings or structures or will not hire a qualified contractor to perform the demolition then prior to the issuance of the permit the owner shall file with the Building Official a surety company bond, or other satisfactory bond, executed by the owner of the property upon which the building or structure is to be demolished, as principal, and conditioned as follows: that all of the work to be performed, including, but not limited to, the demolition of building or structure,

removal of debris, restoration of the premises, shall be pursuant to the conditions of the said permit and shall be fully performed and complied with within ninety (90) days from the issuance date of said permit. Such bond shall be in the principal amount of two thousand dollars (\$2,000.00) and shall name the City of Oakland as obligee.

Exception: The bond is not required to demolish small and unimportant structures as determined by the Building Official

In lieu of such surety bond, the owner may post a bond executed by him or her as principal and secured by a deposit of a certified check or cashier's check, made payable to the City, in the amount of two thousand dollars (\$2,000.00). There is a \$604.45 fee to process the security deposit/bond.

- 10.** The demolition permit will not be issued until a building permit to construct a replacement structure has been obtained.
- a.** A demolition permit may be obtained without first obtaining a building permit where:
 - i.** The owner intends to, and does, create a surface parking lot, for which no building permit is required, or a vacant lot.
 - ii.** The structure to be demolished is declared an unsafe structure or a public nuisance by the Building Official or the City Council. This exception shall not apply to any case where there is sufficient evidence that the owner or the owner's agent intentionally caused such structure to become an unsafe structure or public nuisance.
 - iii.** The structure to be demolished is a:
 - 1.** Nonresidential, one-story building of Type V construction with an area not exceeding six hundred square feet; or
 - 2.** Small and unimportant structure.
 - iv.** The structure to be demolished is either:
 - 1.** Part of an approved redevelopment sponsored project; or
 - 2.** Part of a project with a valid conditional use permit or planned unit development approval, where demolition has been expressly considered as part of the project approval process.

- 11.** "Best Management" practices shall be used throughout all phases of work, including suspension of work, to alleviate or prevent fugitive dust nuisance and the discharge of smoke or any other air contaminants into the atmosphere in such quantity as will violate any city or regional air pollution control rules, regulations, ordinances, or statutes.

Water or dust palliatives or combinations of both shall be applied continuously and in sufficient quantity during the performance of work and at other times as required. Dust nuisance shall also be abated by cleaning and sweeping or other means as necessary.

A dust control plan may be required at any time as may be deemed necessary to assure compliance with this section. Failure to control effectively or abate fugitive dust nuisance or the discharge of smoke or any other air contaminants into the atmosphere may result in suspension or revocation of the permit, in addition to any other applicable enforcement actions or remedies.

- 12.** All demolition and/or construction activities must be carried out in compliance with the approved Construction Management Plan and/or Planning Conditions of Approval. Failure to comply may result in suspension or revocation of the permit, in addition to any other applicable enforcement actions or remedies.

I UNDERSTAND AND AGREE WITH ALL OF THE ABOVE ITEMS:

Signature: _____ Date: _____