



Burien

Washington, USA

DEMOLITION REQUIREMENTS

400 SW 152nd Street, Suite 300 Burien, WA 98166 Phone: (206) 241-4647 • FAX: (206) 248-5539 www.burienwa.gov

General Information

A demolition permit is required for demolition of a building or structure, or a portion of a building or structure. Following demolition of any structure the property must be altered to a condition that will not create an attractive nuisance or be unsightly to neighboring properties, public streets and pedestrian facilities. The demolition permit may be conditioned as necessary to mitigate adverse impacts associated with demolition activities and the aesthetic condition of the vacant site following demolition. All demolition work must be completed within 30 days from commencement of demolition activity.

Basic information must be provided, such as property ownership, location identification, contractor name and license number, and the estimated cost for the demolition, work, debris removal, and site restoration. A site plan is also required and will need to show the location of all buildings or structures intending to be demolished.

Demolition generally involves the removal of certain materials and termination of a number of services and utility connections. These must be properly done so that no hazards are created by the demolition and the public is protected.

Submittal Requirements

- ◆ Demolition Permit Application (1 completed copy)
- ◆ Site Plan (4 copies) drawn to scale (1"=10' or 1"=20' is preferred) showing:
 - ☞ Property owner's name, assessor's parcel number and the site address
 - ☞ North arrow indicating the direction North
 - ☞ All property lines, easements (utilities, access, etc.) and site dimensions.
 - ☞ All streets and alleys with street names.
 - ☞ The location and dimension of all existing buildings. Identify each building by its use (garage, residence, etc.) Include decks, retaining walls and rockeries, and whether they are to remain or be demolished.
 - ☞ Location of any underground storage tanks.
 - ☞ All significant trees
 - ☞ Location of critical areas and their required buffers on or within 100 feet of the site: streams, lakes, shorelines (including Ordinary High Water Mark), wetlands, flood hazard areas, fish and wildlife habitat conservation areas, aquifer recharge areas, or geologically hazardous areas.
 - ☞ Erosion and Sedimentation Control plan
- ◆ Site Restoration Plan (4 copies) drawn to scale (1"=10' or 1"=20' is preferred)

SEPA

SEPA review is required if:

- ◆ more than
 - one (1) acre of land will be disturbed,
 - 500 cubic yards of fill / excavation is graded
- ◆ demolishing more than:
 - 20 dwelling units
 - 12,000 s.f. of commercial, industrial, or office space
 - 40 parking spaces
- ◆ removing
 - Underground tanks of 10,000 gallons or more capacity.

Site Restoration

Site restoration must be completed within 4 months of issuance of a demolition permit. The City may require a financial guarantee to ensure proper installation and maintenance of a restoration plan. Disturbed areas of site must be re-vegetated with an approved hydro-seed mixture.

- Utility Connections: All service facilities must be properly capped or terminated at property lines or at the service connection in the right-of-way unless otherwise approved by the Building Official. Utilities removal must be completed in accordance with all applicable laws and procedures.
- Flammable or combustible liquid storage tanks: Underground and above ground storage tanks may be removed or decommissioned in place. Work must be performed under a valid Fire Code permit.

Tree Removal

All significant trees on site must be retained.

Asbestos

Asbestos is a carcinogen that is easily transported by air and breathed into the lungs so it must be handled very carefully. Prior to performing any renovation or demolition, Puget Sound Clean Air Agency (Clean Air Agency) and Washington Department of Labor and Industries (L&I) regulations require an asbestos survey be performed to determine if there are asbestos-containing materials in the work area or structure. The asbestos survey must be conducted by an EPA certified (AHERA) Building Inspector and be kept on the work site during the entire demolition project, including site cleanup.

A Clean Air Agency "notification", which may entail a waiting period of up to 10 days, is required for **ALL** demolition projects and those renovation projects containing asbestos, except the renovation of a single-family dwelling performed by the homeowner living in the residence. All asbestos must be removed by an **L & I certified asbestos abatement contractor** before any demolition activities begin and be properly disposed of in accordance with state regulations.

For more information, please contact **Puget Sound Clean Air Agency** through their web site at www.pscleanair.org/asbestos or by phone at 1-800-552-3565 and the **Department of Labor and Industry** through their website at <http://www.lni.wa.gov/TradesLicensing/LicensingReg/Asbestos> or by phone at 360-902-5435.

Drainage & Erosion control

All areas that have been disturbed by demolition activity must be stabilized to prevent erosion. Erosion control measures must comply with adopted best management practices and must be in place prior to and during any demolition activity.

Provisions must be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Pedestrian Protection

The work of demolishing any building must not be started until pedestrian protection is in place. Permanent fencing may be required if the Building Official determines that the site contains features that could be considered a hazard such as steep terrain. Temporary fencing may be allowed to protect site restoration efforts. Temporary fencing must be removed once restoration has been established.

Foundation Removal & Surface Restoration

All foundations and/or related materials must be removed from the site. Unless otherwise approved by the City, all man made or processed surfaces including but not limited to driveways, asphalt, patios or sidewalks must be removed, except in the public right-of-way.

Where a structure has been demolished or removed, the vacant lot must be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority. This requirement may be waived if grading would require the alteration of a critical area and/or its buffer. It may also be waived if grading activity could result in soil instability.

Underground Tanks

Removal of underground flammable liquid storage tanks requires a fire permit which can be obtained directly from Fire District 2 located at 15100 8th Ave SW, Burien. A permit is also required from the Department of Ecology for removal of any underground flammable liquid storage tanks used for commercial purposes. For additional information, please visit the [Department of Ecology](http://www.ecy.wa.gov) website at <http://www.ecy.wa.gov>

Fire Protection

Where a required fire protection system (fire sprinklers, alarms, etc) is placed out of service, the Fire Marshall must be notified immediately. The Fire Marshall is authorized to require a fire watch where deemed necessary.

Approved portable fire extinguishers must be provided in accordance with the International Fire Code Section 906 and sized for not less than ordinary hazard as follows:

- ☞ At each stairway on all floor levels where combustible materials have accumulated.
- ☞ In every storage and construction shed.
- ☞ Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

Your local Fire District may be interested in holding a Fire Protection Drill at a structure which is planned for demolition. To obtain a site assessment, please contact Fire District 2 at (206) 242-2040.

Electricity

Any electrical power supply must be properly disconnected and verified by the utility company. The City of Burien is served by two electric companies. Depending upon the building location you will need to contact one of the following companies to request a service disconnect:

Seattle City Light (206) 684-7400
Puget Sound Energy 1-(888) 225-5773

Natural Gas

Any natural gas supply must also be properly terminated and verified by the utility company. Call **Puget Sound Energy** at 1-888-225-5773 to terminate natural gas supply.

Water

The water supply must be properly disconnected and verified by the utility water district. The City of Burien is served by four water districts. Depending upon the building location you will need to contact one of the following districts to request a service disconnect:

Seattle Public Utilities (206) 684-5800
Highline Water District (206) 592-8930
Water District # 49 (206) 242-8535
Water District # 20 (206) 243-3990
Water District # 125 (206) 242-9547

If a private well serves the site, a certified well contractor must decommission the well. Please contact the **Department of Ecology Well Decommissioning Program** at 425-649-7000 for more information.

Sewer / Septic

The sewer service must be properly disconnected and verified by the utility district. The City of Burien is served by three sewer districts. Depending upon the building location you will need to contact one of the following districts to request a service disconnect:

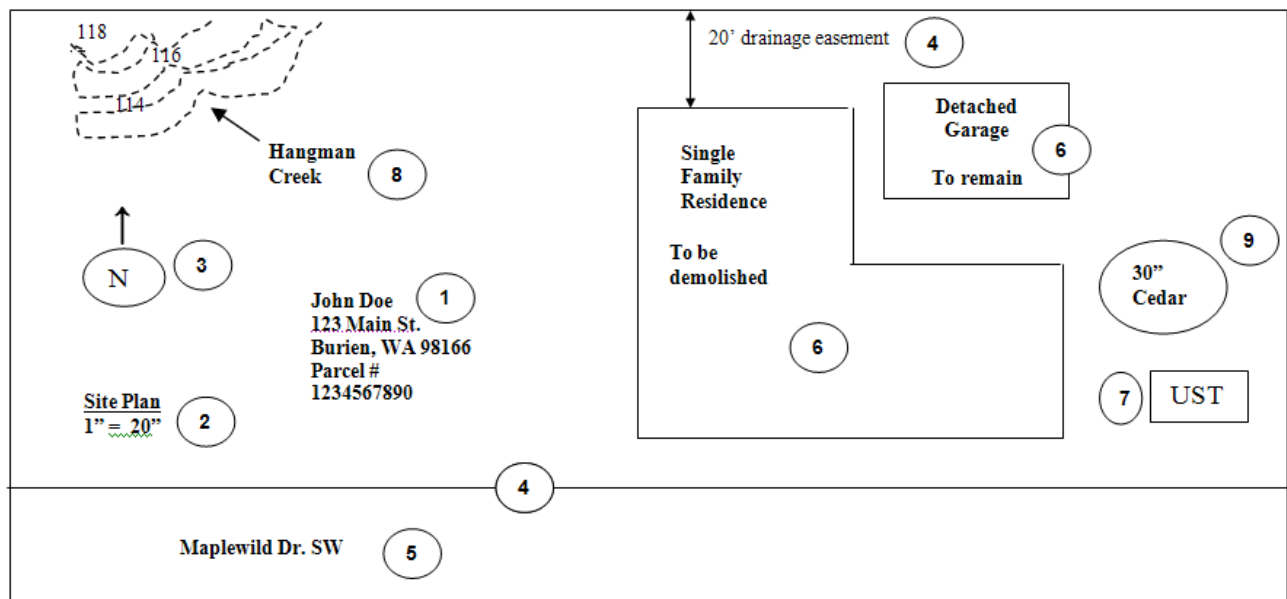
Valley View (206) 242-3236
SW Suburban (206) 244-9575
Midway (206) 824-4960

If a septic system serves the site, the septic system must be abandoned in accordance with Seattle-King County Health Department requirements. Contact the **Seattle-King County Health Department** at 206-296-4932 for an abandonment form and additional information on proper termination.

Locating

There could be buried facilities anywhere you plan to dig; under the road, sidewalk, or even in your yard. Calling before you dig ensures that any publicly owned underground lines will be marked, so that you can dig around them safely. Having the utility lines marked not only prevents accidental damage to the lines, but prevents property damage and personal injuries that could result in breaking a line. Also, it's the law (RCW 19.122). Calling **811 (1-800-424-5555)** 2 business days in advance will alert utilities to come out and mark their buried lines. This is a free service.

Sample Site Plan for Single Family Residence Demolition



Things you'll need to show on your single family demolition site plan:

1. Property owner's name, site address and site parcel #.
2. Map scale. Typical map scale is 1'=20", but others are also acceptable.
3. North arrow.
4. Property lines, easements (utilities, access, etc.) and site dimensions.
5. All streets and alleys with street names noted.
6. Identify all existing structures by their use (i.e., garage, residence, retaining wall); show location and dimensions of all buildings; clearly define buildings to remain and buildings to be demolished.
7. Location of any underground storage tanks.
8. All surface water (creeks, streams, ponds wetlands, etc.) within 100'.
9. Location, type and diameter of significant trees. Show drip line. (Arborist report may be required.)

Note: Erosion and sediment control plan required on site.