North Bay Village
Administrative Offices
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DEMOLITION PERMIT PROCEDURE AND REQUIREMENTS

Submittal Requirements/ Checklist:

___ Building permit application
___ Asbestos Assessment Report (Commercial Demolition Only)
___ Owner's Affidavit (signed and notarized)
___ Proof of ownership for property to be demolished
___ Copies of all licenses and insurances
___ Current signed and sealed survey (2 copies)
___ Demolition plans and specifications (2 copies)
___ Disconnect letter from utilities FPL, Bell South, gas suppliers
___ Call Sunshine State One Call 811 or (800) 432-4770 for underground utility locations
___ Contractor must notify Public Works for sidewalk bond, rental of hydrant water meter
___ Contractor must notify the Utility Billing Department of the City of North Bay Village to clear all liens and pending bills on the property
___ Chain link construction fence with green barrier (may be required at the discretion of the Building Official dependent on the nature and extent of the demolition)

For Commercial Demolition:

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

IMPORTANT NOTE:

APPLICATIONS FOR PATIAL DEMOLITION WILL NOT BE ACCEPTED WITHOUT SIMULTANEOUS SUBMITTAL OF COMPLETE PLANS FOR REHABILITATIVE WORK.

THREE TYPES OF DEMOLITION PERMITS:

1.) Full Demolition: By general contractors or who have a Dade County Specialty license in demolition or engineering. Permit will be issued only after utilities are disconnected. Demolition of buildings or structures over twelve feet in height above grade or any wall which is over forty feet in length shall be by qualified individuals or firm.
2.) Partial Demolition: All requirements for full demolition permit apply, except that it is not necessary to notify the utility companies. The contractor shall get his electrical and plumbing contractors 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.