



Planning Services Division

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Demolition Permit Requirements

Planning Services Division Requirements:

- Site Plan***:
Site plan (3-sets) at the largest scale which can fill a 24" x 36" sheet, but at a scale not smaller than 1"=30', with a minimum of the following information:
 - Show all buildings and structures on the subject property and identify all structures to be removed.
 - Label the location, size, species, and accurate driplines of all trees. Identify any trees to be removed with an "X". Show tree protection measures on the site plan, per the City standard tree fencing detail. A copy of this detail is available from Planning Services Division staff or by visiting www.lovelafayette.org > City Departments > Planning > Planning Handouts > [Tree Protection Guidelines](#).
 - Label existing retaining walls to be removed. Please note that all removal of retaining walls will require immediate action, including (but not limited to) erosion control measures. Contact the Contra Costa County Building Inspection Department at (925) 299-0263 to discuss minimum requirements.
 - Label anticipated grading for the development showing existing and proposed contours. Contour lines shall have a maximum interval of 2 feet. Note amount of cut, fill, import or export.
 - Label the locations of existing utility services and indicate whether they will be removed or retained.
- Waste Management Plan** ("WMP") is required for any project that involves construction, demolition, and/or renovation the cost of which is \$50,000 or more, or that involve the construction, demolition, and/or renovation of 5,000 square feet or more. The WMP packet, including instructions and application form, may be downloaded from the City of Lafayette website www.lovelafayette.org > City Departments > Planning > Planning Application Forms > [Waste Management Plan](#).
- Redevelopment Agency Governing Board shall review proposed demolition within the Redevelopment Project Area for conformance with the Redevelopment Plan, prior to issuance of a demolition permit. A structure within the Project Area shall not be demolished unless the Agency's Governing Board and City also receive an application for development, rehabilitation, or other physical change to the structure and/or property and the Agency Governing Board determines that the provisions of the Redevelopment Plan are substantially satisfied by the demolition of the structure and the proposed development, rehabilitation or physical change based on all of the following criteria:
 - (a) The proposed demolition and development, rehabilitation or physical change are consistent with the purpose and objectives of the Redevelopment Plan; and
 - (b) The proposed demolition shall not eliminate a structure of architectural and/or historical significance in the Project Area; and
 - (c) The proposed demolition shall not eliminate an integral structure located in one of the earliest commercial blocks within the Project Area that would negatively impact the character and aesthetics of that block.

Contra Costa County Building Inspection Department will issue the demolition permit. Please contact the Lamorinda Satellite office at (925) 299-0263 for current requirements and fees.

* The City and/or County Building Inspection Department may require a site inspection, prior to issuance of a demolition permit, to verify accuracy of the site plan.

Additional Agency Approvals:

The Contra Costa County Building Inspection Department and/or Lafayette Planning Services Division will determine based on site specific information which of the following additional agency approvals may be required:

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|--------------------------|--|----------------|--|
| <input type="checkbox"/> | Bay Area Air Quality Management District | (415) 771-6000 | www.baaqmd.gov |
| <input type="checkbox"/> | Department of Fish and Game | (707) 944-5500 | www.dfg.ca.gov |
| <input type="checkbox"/> | Engineering Services Division | (925) 284-1951 | www.ci.lafayette.ca.us |
| <input type="checkbox"/> | Environmental Health [†] | (925) 692-2500 | www.cchealth.org/groups/eh |
| <input type="checkbox"/> | Hazardous Materials | (925) 646-2286 | www.cchealth.org/groups/hazmat |

[†] Required for properties that have wells or septic systems onsite.