

POLICY NUMBER: 26-029
DEMOLITION POLICY

PURPOSE

The purpose of this policy is to establish clear and consistent criteria for determining when the partial removal of an existing building, followed by reconstruction or addition constitutes demolition and results in the project being classified as new construction. This policy is intended to prevent circumvention of current building code requirements, ensure uniform enforcement, and promote compliance with applicable Building Standards and Municipal Code provisions.

DISCUSSION

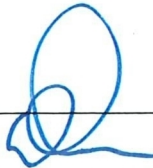
The Building Standards Code does not specifically define “demolition.” In practice, some projects remove a substantial portion of an existing structure and reconstruct a new building over a limited remaining portion. When the extent of removal or structural alteration exceeds a reasonable threshold, the remaining portions no longer function as part of the original building. Classifying such work as an addition may improperly exempt the project from current code requirements intended for new construction. This policy provides objective criteria to ensure consistent enforcement and compliance.

POLICY

For purposes of plan review, permitting, and code compliance, an existing building shall be considered demolished, and all subsequent work shall be classified as new construction, when any of the following occur:

1. More than 65 percent of the existing exterior walls, excluding garage walls, and more than 65 percent of the existing roof framing are removed.
2. More than 65 percent of the existing exterior walls, excluding garage walls, and more than 65 percent of the existing interior walls are removed.
3. More than 65 percent of the existing exterior walls, excluding garage walls, and more than 65 percent of the existing interior walls are structurally altered, including raising top plate heights, such that the walls no longer support their original structural loads.
4. The scope of demolition and reconstruction results in a building that is functionally new, as determined by the Chief Building Official or his designee based on the extent of removal, alteration, addition and reconstruction.

Projects meeting any of the above criteria shall be deemed as new construction and shall comply with all applicable requirements for new construction under the current Building Standards Code and the Municipal Code.

Approved: David Dent <i>Deputy Director/Chief Building Official</i>	Signature: 
	Date: 3/11/2024