



CITY OF TAMARAC BUILDING DEPARTMENT

PROCEDURE FOR DEMOLITION PERMITS

There are three types of demolition permits; namely:

A. Full Demolition Permit

All full demolition permits are pulled by persons who are general contractors (State or County) or who have a Broward County Specialty license in demolition or engineering. Demolition permits will be issued only after utilities are disconnected. Demolition of buildings or structures over twelve feet (12') in height above grade or any wall which is over forty feet (40') in length shall be by qualified individuals or firm.

B. Partial Demolition Permit:

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 proper permits for disconnections. When the disconnection has already been done, the contractor shall state, in writing, that he is responsible for all disconnections.

Where the demolition involves removal of any structural members, a shoring plan must be submitted. The shoring plan has to demonstrate how the remaining portion of the building will be supported. The plans have to be signed and sealed by a professional engineer registered in the State of Florida.

C. Exploratory Demolition Permit:

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.

Contractor/Engineer must submit the following:

1. Copies of all licenses and insurances.
2. Completing the building permit application form, specifying the square footage of total demolition area, and value of the demolition project.
3. Owner's affidavit (signed and notarized).
4. Proof of ownership for property to be demolished.
5. Asbestos form completed and signed by D.E.R.M.
6. In some cases the survey of the property may be required for proper identification of the building being demolished.
7. Contractor must notify the Public Works and Utilities Departments for sidewalk bond, sewer cap fee, and hydrant/water utilization permit.
8. Contractor must notify the Utility Billing Department of the City of Tamarac to clear all liens and pending bills on the property.
9. Contractor must notify all utility companies (Florida Power and Light [FPL], Peoples Gas Company, and BellSouth Telephone Company).
10. Vermin Certificate from a licensed Pest Control Company.

APPLICATION PROCESS BY BUILDING INSPECTOR

1. Notify the applicant that the demolition permit takes three (3) or more weeks for processing.
2. Notify the applicant to contact the Utility Billing Department of the City of Tamarac, to clear all liens and pending bills on the property.
3. Inform the applicant to contact Public Works Department for sidewalk bond, sewer cap fees, and hydrant/water utilization permit.
4. The following Departments of the City of Tamarac Should also be notified:
Public Works Department
Community Development Department
5. Verify the square footage in the application form by utilizing the survey.