

HOW CAN I CONTACT BUILDING INSPECTION?

For general information, please visit us at http://www.dallascityhall.com/building_inspection. There you will find the permit application form, permit application checklists and fee schedule. If you still have a question, call 214-948-4480 and leave a message on our Interactive Voice Response System.

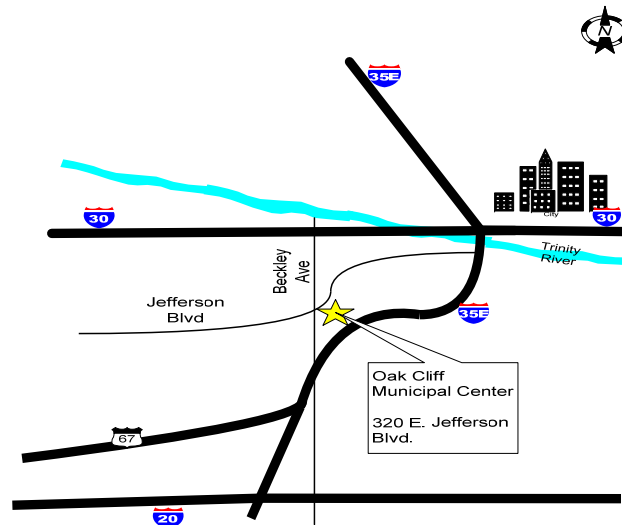
To make an inspection request or for a status of an inspection, please call 214-670-5313.

Sustainable Development and Construction Department

Building Inspection Division
320 E. Jefferson Boulevard
Dallas, Texas 75203
214-948-4480



HOW TO GET A DEMOLITION PERMIT



City of Dallas Publication No. 03/04-84 08-15-2011
Additional copies may be obtained from Building Inspection, 320 E. Jefferson Blvd., or call 214-948-4480.

This pamphlet is a guideline, and is not intended to replace the city code, or state or federal law. Always check the city code, state and federal law for details, exceptions, and amendments. In the event of a conflict between this document and the city code or other legal authority, the city code or other legal authority supersedes.

Sustainable Development and
Construction
Building Inspection Division

WHEN IS A PERMIT FOR DEMOLITION REQUIRED?

A person shall not demolish or begin demolition of a structure or part of a structure without obtaining a **master permit** for demolition work from Building Inspection.

A PERMIT IS NOT REQUIRED FOR:

- Demolition of a fence or swimming pool.
- Demolition work performed in conjunction with remodeling, alteration, or repair of a structure for which a **master permit** is obtained.
- Demolition of a structure with a total floor area of less than 120 square feet.

WHAT IS A MASTER PERMIT?

Building Inspection issues a “master permit” which represent the authorization for all types of work on a construction project. Demolition could be part of a project or it could be the only work to be accomplished. In either case, a master permit is required.

WHAT ARE THE PROCEDURES?

The owner must complete and submit an application and notarized authorization form to Building Inspection.

In addition, **Commercial property** must comply with the following:

- An applicant for a permit to perform demolition work shall procure and keep in full force and effect commercial general liability insurance for bodily injury and property damage of not less than \$1,000,000 and comprehensive automobile liability insurance in the amount of \$500,000 for each occurrence. The insured provisions of the policy must name the city and its officers and employees as additional insured.
- Demolition permits **do not apply** to demolition work of the interior walls within a building. That work can be permitted separately as a building permit for an interior remodel or renovation.

You can obtain more information about the coverage types and limits by looking in the current Dallas Building Code.

HOW MUCH DOES IT COST?

The cost to obtain a permit for demolition work is \$42.00, plus \$0.021 per square foot of floor area in the structure.

HOW LONG DOES IT TAKE TO GET THE PERMIT?

Permits for demolition of a residential structure are issued the same day if it is not a historic building and/or in the central business district.

Permits for commercial demolition are normally issued immediately following approval from Environmental and Health Services if the building is not historic and/or in the central business district.

For historic buildings, the time frame is controlled by the Landmark Commission review process.

WHERE DO I GO TO OBTAIN A PERMIT?

Permits for demolition work can be obtained at the Permit Center located in the Oak Cliff Municipal Center at 320 E. Jefferson Blvd., Room 118.