City of Oceanside
Development Services Dept.
Building Division
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Minimum Submittal Requirements for Demolition Permits

Full Demolition of a Structure

A permit from the Building Division is required for the demolition of a structure.

Application for a demolition permit requires the following:

- Disconnect notice from San Diego Gas & Electric Company.
- A plot plan as described below.

Issuance of a demolition permit is subject to the following:

- Approvals from Planning[1], Engineering[2], Water, and Fire departments
- Completed/approved San Diego Regional Hazardous Materials Questionnaire.
- Air Pollution Control District notification re: asbestos removal[3] (?)
- Approval of pedestrian protection plan.

Final Approval of a demolition permit requires the following:

- Complete removal of all elements of the building, including the foundation, from the property.
- Completion of any required stormwater BMPs.
- Capping sewer lateral at the property line in an approved manner or show proper removal of septic tank.

PLOT PLAN REQUIREMENTS:

1. Show all property lines, existing structures with square footages, setback dimensions, street location(s), and scope of work. Provide a north arrow.
2. Include the property owner's name, address, and phone number. Also, include the name, address, and phone number of the person responsible for the plan. The plan preparer shall sign each sheet they are responsible for.
3. Show Protection of Pedestrians per Section 3306 of the California Building Code.

Partial Demolition

Partial demolition of a structure is addressed as a building remodel.

The submittal for this must meet the requirements for Tenant Improvements.

If the demolition involves bearing walls or other structural components, the plan must be prepared by a California licensed architect or engineer.

California Building Code requires compliance with CBC – ACCESSIBILITY FOR EXISTING BUILDINGS for the demolition of interior partitions and similar work.

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[1] There are special Planning requirements for historical structures and structures located in the Coastal Zone.
[2] Stormwater mitigation requirements may apply to the demolition project.
[3] The County of San Diego Department of Environmental Health accepts samples for asbestos determination, and has recommendations on ways to minimize hazards, such as asbestos and lead.