



CLARK COUNTY BUILDING DEPARTMENT

4701 West Russell Road ▪ Las Vegas NV 89118

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Division:	All	Policy & Procedure	BD-PP-142
Subject:	DEMOLITION PERMITS	Effective Date:	01/17/2013
Code:	CC Building Admin Code Sec 22.02.165	Revised Date:	02/19/2013

A. POLICY:

The Clark County Building Administrative Code (BAC) Section 22.02.165 requires a permit to demolish a building, structure, pool, spa, sign, or ATS. Unless otherwise noted, a demolition permit shall not be required for demolition of work that does not require a permit to construct. These exemptions are noted in BAC Sections 22.02.190 through 22.02.215.

Construction work performed without a permit and identified by the department through an enforcement action, may be exempt from permits when the work is of a minor nature and is returned to the last known permitted condition as noted on approved construction documents.

B. PROCEDURE:

1. CONVENTIONAL DEMOLITION

a) Plans and Documentation

- Plans submitted for a conventional demolition permit shall indicate the nature and intent for the work to be demolished. As required, architectural, structural, plumbing, mechanical and electrical plans may be required showing the extent of the work.
 - Exception: Plans and/or details may not be required if a written scope of work adequately describes the measures to be taken.
- When demolition work is within the scope of a remodel permit, the demolition may be submitted and approved along with the new construction work.
- For complete demolition of a structure, details to seal water or sewer lines and demolition or removal of a septic system shall be provided. Details shall be submitted to show how existing electrical wiring methods shall be eliminated and terminated in a safe manner.
- A letter from the current owner authorizing the demolition shall be required prior to permit issuance.

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b) Permits:

- Owner/Builders meeting the requirement of NRS 624.031 shall be allowed to obtain demolition permits.
- A Demolition Permit incorporates all construction disciplines within the construction industry (Building, Electrical, Plumbing, and Mechanical).
- Demolition work associated with a building permit(s): Where the demolition work is necessary to the work performed under Building, Electrical, Plumbing, and/or Mechanical Permits, a separate Demolition Permit is not required and is considered within the scope of the construction permit issued by the department. The demolition work shall be shown on the construction documents approved by the department.
- Demolition Permit associated with Phased Construction: Where the demolition work is necessary to the work defined in the phased agreement, a separate Demolition Permit may be necessary to facilitate construction activities. The demolition work shall be shown on the construction documents within the scope of work defined by the Registered Design Professional(s).
- Demolition Permits may be issued to appropriately licensed contractor(s) for the entire scope of work defined by the phased agreement.

c) Inspections:

- A Demolition Permit shall require a Final Inspection. Additional inspections may be required at the option of the Area Inspection Supervisor to ensure a safe-built environment.
- Unless defined on the approved plans, the following standards shall apply to the demolition of service equipment:
 - Electrical Service: Terminated at a point of connection to the NV Energy service.
 - Sewer Service: Capped within 5' of the property line.
 - Water Service: Capped on the service side of the meter.
 - Septic System: Documentation from Southern Nevada Health Department noting abandonment of the system.

d) Certification of Completion

- A Certificate of Completion shall be issued upon approval of a final inspection and payment of all required fees.

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2. EXPLOSIVE DEMOLITION

- All explosive demolition projects shall be reviewed by the Building Official.
- All permitting, plans, documentation, and inspections will be determined upon review of the application.
- Reference the following document:
 - Clark County Department of Building Implosion Demolition Building Permit Guide – This document shall be provided to the permit applicant and owner or their representative.
- Adjacent properties which may be impacted by the demolition will be advised of the event and time by use of Form Letter # 173.

Reference: http://www.clarkcountynv.gov/Depts/development_services/HowToGuides/BPG083.pdf

Attachment: Form Letter # 173

Revision History:

POLICY #	TITLE	Effective Date	Revised	Reviewed
BD-PP-142	Demolition Permits	January 17, 2013	New	
BD-PP-142	Demolition Permits		February 19, 2013	

Approved by:

Ronald L. Lynn, Director

Concurred by:

Gregory J. Franklin, Assistant Director

Department of Building Inspection Division



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Ronald L. Lynn, Director/Building Official • Gregory J. Franklin, Assistant Director

Date

(ADJACENT PROPERTY OWNERS)

RE: (NAME OF PROPERTY) DEMOLITION

(Company Name) will be conducting an implosive demolition of the *(Property Name)* on *(Date of Demolition)*.

I caution that the roof load design for the adjacent structures is inadequate to be used as assembly areas. As such, this letter is to serve as notice that roofs are not to be used as viewing areas.

As a further caution, balconies, while meant for live load, are not designed to handle individuals congregating onto the limited space. Therefore, access should be restricted and not used as a spectator viewing area.

If you have any questions concerning this, please feel free to contact the undersigned at (702) 455-2794.

Ronald L. Lynn, CBO
Director/Building Official

Form Letter #173 ref P&P BD-PP-142

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