



Community Development Department
360 SW Avery Avenue
Corvallis, OR 97333
(541) 766-6819
FAX (541) 766-6891

STRUCTURAL DEMOLITION

APPLICATION FEE: \$93.00

A building or structure which is demolished is regulated by the Oregon State Building Codes Division. This Demolition Permit and an inspection are required for **destruction and/or removal** of a structure.

A demolition permit also ensures that you no longer are assessed property taxes for a structure that has been removed. Once the building inspector has verified the demolition, property may be re-assessed accordingly. The Assessment Department also requires current taxes be paid for manufactured homes prior to approving and issuing a demolition permit.

DEMOLITION PERMIT – This application is reviewed and approved by the Community Development, Planning Division.

- To replace a dwelling in a **resource zone** (farm or forest zone):
 - You will need to **obtain zoning approval** before you demolish the existing structure. For more information call 541-766-6819 and ask to speak to a planner at our Planning Division. The zoning approval will require, at a minimum, **photographs of the old dwelling to show habitability**. These photographs will require interior and exterior views of the dwelling, walls, intact roof, functioning electrical wiring and plumbing, heat source, etc.
 - Also, **an additional fee is required in a farm zone** (Exclusive Farm Use or Multi-Purpose Agriculture) for the preparation, processing and recording of a **covenant** that will be attached to the deed records for the property, certifying that the structure is eligible for replacement and has been demolished or removed from the property.
- To replace a structure devoted to a “**non-conforming use**”, you will need to obtain zoning approval. For more information call 541-766-6819 and ask to speak with a planner at our Planning Division. A “non-conforming use” is the use of any building or land that was legally established prior to the enactment of a current land use regulation with which the use does not comply. Alteration or expansion of a non-conforming use requires zoning approval.
- Also note when replacing one dwelling with another, using the existing septic system, a separate **Septic Authorization** application for the Environmental Health Division is required. For more information regarding septic systems, call Environmental Health at 541-766-6841.

TO APPLY FOR A DEMOLITION PERMIT

The following items are required for submitting an application for a demolition permit.

- One (1)** completed Demolition application. Include a demolition schedule or date of the demolition.
- Two (2)** plot plans (on 8-1/2” X 11”). See **Sample Plot Plan** for complete information on plot plan requirements.
 - Label the structure to be demolished or removed and its distances to property lines.
 - Label the septic tank and drain field areas.
 - Label the utility connections.
 - Label the driveway and all other structures on the property.
- Photographs** – If the structure is a replacement dwelling and is located in a resource zone (farm or forest zones), attach pictures of the dwelling to be demolished. Include the intact roof, exterior walls, functioning electrical and plumbing, heat source, etc.

This application, plot plans, photos (if required) and **payment** are required at time of application. NOTE: Fee may be waived if a replacement structure is applied for at the same time the demolition permit is applied for.

DEMOLITION REQUIREMENTS

ASBESTOS – Before any demolition activities begin, the property owner and a contractor certified in asbestos removal are responsible for safely removing all asbestos-containing material and disposing it at an authorized landfill, in compliance with the Department of Environmental Quality (DEQ). For more information, call DEQ at 503-378-5086 or 800-349-7677 or visit their website at www.deq.state.or.us/aq/asbestos/.

Asbestos in a damaged state can cause health problems. Items prior to the 1970s that commonly contain asbestos include: popcorn ceiling texture, cement siding and vinyl flooring. Other items that may have contained asbestos include: insulated furnace ducts, wood stove door gaskets, asbestos cement roofing and siding, patching and joint compounds, textured paints and 1930 to 1950 house insulation. This is not a complete list. Contact DEQ for more information.

REMOVAL OF STRUCTURE – The structure and foundation, including basement walls and floors and utility systems are required to be removed. All building material remaining, after demolition, including wire, plumbing, concrete, or other material are required to be removed from the building site and taken to an approved dumpsite. Contact and obtain pre-authorization from the local fire department if the intent is to burn the structure. Prior to inspection, all remaining material must be removed.

BASEMENT AND FOUNDATION CAVITIES - Basement and foundation cavities are required to be back-filled in six-inch lifts and compacted to prevent settlement. In areas where extensive excavation has occurred, a compaction report to be certified by a licensed engineer may be required.

SEPTIC SYSTEMS – If a demolished structure is connected to a septic system and the septic system is abandoned, the septic system is required to be decommissioned. The applicant shall have the septic tank, cesspool or seepage pit pumped by a licensed sewage disposal service to remove all seepage. Provide a record of the tank pumping to the Environmental Health Division. The tank, cesspool or seepage pit shall then be filled with reject sand, bar run gravel, or other material approved by Benton County Environmental Health or the container shall be removed and properly disposed. For more information, call Environmental Health at 541-766-6841.

OTHER UTILITIES – Water, gas and other utility lines must be removed and capped at the service entrance to the property. In the event a well is to be abandoned, the applicant must contact the Oregon Water Resources Department at 503-986-0889 or on line at www.wrd.state.or.us for specific abandonment requirements. This may include removal of casing or capping the well with concrete. Utility companies must also be contacted to terminate services to the site.

OTHER CONSIDERATIONS - If demolition occurs in areas where pedestrians may be present, suitable barriers and other protective measures must be provided and approved by the building official. In the event the demolition will interrupt or interfere with traffic flow on an adjoining street or public way, adequate signs and traffic controls must be provided and approved by Benton County Public Works Department at 541-766-6821 (if your driveway access is off a county or public road) or Oregon Department of Transportation (ODOT) at 541-757-4166 (if your driveway access is off a state highway).

INSPECTION REQUIREMENTS

Contact and obtain pre-authorization from the local fire department if the intent is to burn the structure. After burning, all remaining material must be removed before you schedule the final inspection. Inspections are required prior to back fill of basement areas, if applicable, and after the structure is completely removed from the site and the area is cleared of debris. **Call the inspection line at 1-888-299-2821 at least 24 hours prior to inspection to verify structure removal and close this file. You will need a 12-digit “IVR number” to call for inspection.** The IVR number for your permit is provided in the “Description of Work” on your issued Building Permit. This IVR number can also be found by going to the ePermitting website at <https://aca.oregon.accela.com/oregon/> and searching for your permit. If you have difficulty finding the IVR number, please call our office.



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Use black or blue ink

STRUCTURAL DEMOLITION

Permit Number: _____

Property Owner: _____ Phone 1: _____ Phone 2: _____

Applicant Name: _____ Title of applicant: _____
(owner, contractor, relative, etc.)

Phone 1: _____ Phone 2: _____ Contractor CCB Number _____

Mailing Address: _____
(address & town)

Site Address: _____
(address & town)

Site Map & Tax lot Number: Township _____ Range _____ Section _____ Tax Lot _____

Description of Structure to be demolished: _____

Number of stories: _____ Number of Bedrooms: _____ Number of Baths: _____

Reason for Demolition: _____

Date structure was established on property: _____ Zoning at the time the structure was established: _____

Demolition start date: _____ Demolition Completion Date: _____

How are you planning to demolish the structure? (For example: fire department practice, sold and/or moved to another location, torn down onsite etc) _____

What will be done with the structure? (For example: material salvage, taken to the dump, etc.): _____

Property Owner's signature: _____ Date: _____

