

Non-Residential Demolition Permit Guide & Checklist

This applies to demolition of any commercial or multifamily residential structure. This is for situation where only one structure is being removed, and no infrastructure such as storm pipe or sanitary sewer pipe, fuel tanks, etc. are being removed.

A- For demolition on property where:

- Area of disturbance is less than 1 acre and
- Site/property lot (not just building or disturbed area) is not within 200 ft of any state waters, wetlands or floodplain
- No utilities lines (sanitary, storm water, etc) are proposed to be removed

NB: To compute/calculate area of disturbance: limit of disturbance shall be offset a minimum of 10 feet from the building to be demolished, and shall include the location for the dumpster and any other features to be demolished such as driveways, walkways, parking, etc.

Applicant shall:

1. Apply for a building permit
(<https://www.dekalbcountyga.gov/sites/default/files/users/user2017/Building%20Permit%20Application.pdf>)
2. Pay all necessary fees to DeKalb County Development Services
3. Refer to the **Demolition Plan Review Checklist**
(<http://www.dekalbcountyga.gov/sites/default/files/user2017/Demolition%20Checklist.pdf>) for required documents
4. After issuance of demolition permit, **applicant must contact the Environmental Inspector for inspection before commencing demolition activities. The erosion, sediment and pollution control BMPs must be in place before inspection is scheduled. No demolition activities to occur before issuance of inspection by the County inspector.**
5. Following note shall be added to the cover sheet: **applicant/contractor must contact the Environmental Inspector for inspection before commencing demolition activities. The erosion, sediment and pollution control BMPs must be in place before inspection is scheduled. No demolition activities to occur before issuance of inspection by the County inspector.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

B- For demolition on property where:

- Area of disturbance is 1 acre or more
AND/OR
- Area of disturbance (not building) is within 200 ft of any state waters, wetlands or floodplain, AND/OR
- Utilities lines (sanitary, storm water, etc) are proposed to be removed

Applicant shall:

1. Apply for **BOTH** a Land Development Permit and a Building Permit.
2. For the Building Permit, refer to the **Demolition Plan Review Checklist** for required documents (building permit fees must be paid to DeKalb County Development Services)
3. For the Land Development Permit, the following are required:
 - ✓ **Land Development Application**
(<https://www.dekalbcountyga.gov/sites/default/files/user2017/LandDevelopmentApp-Rev-2-3-2017.pdf>)
 - ✓ **Land Development Permit fees shall be paid** to DeKalb County Development Services (i.e. separate from the building permit fees)
 - ✓ **Site Plan Checklist to prepare your drawings, you must address all items applicable to you:**
https://www.dekalbcountyga.gov/sites/default/files/user2017/LAND%20DEVELOPMENT%20%20REVIEW%20CHECKLIST_1.pdf