



### **General**

A demolition permit is required prior to the removal of complete, or portions of, structures or buildings. Generally any structure requiring a building permit to construct requires a demolition permit to remove.

### **Swimming Pools**

The removal or abandonment of a swimming pool requires a demolition permit.

### **Permit Application**

Demolition permits can be obtained at the City Building Inspection Division located at 37101 Newark Boulevard. The following documents and clearances shall be provided prior to the issuance of a demolition permit:

- Completed application form and payment of fees.
- Proof of Workers Compensation Insurance.
- Current City business license (for contractor).
- Dimensioned site plan drawn to scale showing area of demolition, property lines, other structures, and adjacent streets.
- Written releases from affected utility districts (see districts listed under *Utility District Clearances* below).
- Written clearance from the Bay Area Air Quality Management District (BAAQMD) for some small projects and all large projects (see *Asbestos*).
- Planning Division clearance for larger projects (see *Construction and Demolition Debris*).
- Engineering Division clearance for sites five acres or larger (see *Erosion Control*).
- Fire Department clearance for removal of underground storage tanks and/or removal of contaminated soil (see *Underground Storage Tanks* and *Contaminated Soil Cleanup*).

### **Utility District Clearances**

If any demolition involves the disturbance, rerouting, or disconnection of utility services, the applicant must first contact the appropriate utility district and receive written authorization to proceed with the demolition. Written authorization can be in the form of a faxed or mailed letter or an e-mail. The two utility districts serving the City of Newark are:

Union Sanitary District  
5072 Benson Road, Union City, CA 94587  
510-477-7500  
[www.unionsanitary.com](http://www.unionsanitary.com)

Alameda County Water District  
43885 S. Grimmer Boulevard, Fremont, CA 94538  
510-668-4460  
[www.acwd.org](http://www.acwd.org)

Pacific Gas & Electric Company  
41800 Boscell Road, Fremont, CA 94538  
800-743-5000  
[www.pge.com](http://www.pge.com)

## **Erosion Control**

Storm water drains directly to local creeks and the San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and the people who live near polluted streams or baylands. Common sources of pollution are oil, fuel, fluids from vehicles and heavy equipment, and construction debris and dirt. It is relatively simple to keep these pollutants out of creeks and the bay by employing some basic construction practices. A brochure is available outlining these practices titled *Best Management Practices for the Construction Industry*. You may pick one up at City Hall or call 510-578-4589 and request one be mailed to you.

If the project involves five or more acres, prior to issuance of a demolition permit, the applicant shall submit to the Engineering Division the following:

- Copy of the Notice of Intent that the applicant filed with the California State Water Resources Control Board, Division of Water Quality, Storm Water Permit Unit, P.O. Box 1977, Sacramento, CA 95812-1977, to verify coverage under the General Permit for Storm Water Discharges Associated with Construction Activity.
- Copy of the Storm Water Pollution Prevention Plan prepared by the applicant for the work to be done in accordance with the General Permit conditions established by the state.
- Payment of plan review and inspection fees.

For questions about erosion control for large sites, contact a Public Works Engineer at 510-578-4589.

## **Construction and Demolition Debris**

Construction and demolition projects can generate large amounts of debris. Significant portions of construction debris can be recycled. Recycling helps reduce the amount of waste that goes to landfills. In addition the reuse of materials means that fewer natural resources are consumed. Recycling can often be cheaper than hauling recyclable materials to a landfill.

Construction and demolition projects generating large amounts of debris are required to develop a recycling plan submitted to the Planning Division for review and approval. There is no City fee associated with the review or approval of recycling plans. In addition the City offers applicants free consultation with waste reduction specialist, Hilton Farnkoph & Hobson, LLC (HF&H). HF&H will meet with the company representative and conduct one or more site visits to develop a recycling plan. The plan will include the best waste-reducing and cost-cutting measures for your project. HF&H can also provide assistance in locating contractors who can help recycle as much construction debris as possible. To take advantage of this free service, call HF&H associate Eden Mercer at 1-800-387-0071.

A number of private facilities accept recyclable construction debris. A complete list of these facilities can be obtained at City Hall or contact the Alameda County Waste Management Authority, 510-614-1699 or their website [www.stopwaste.org](http://www.stopwaste.org).

## **Dust Control**

Dust generated by demolition work shall be kept to a minimum by watering and other accepted methods.

## **Mud on Streets**

Under no condition can any amount of dirt or mud be tracked off a private construction site onto a public street.

## **Hazardous Materials**

Industrial and commercial facilities which by their nature have used or processed hazardous materials, shall obtain approval from the City Hazardous Materials Division prior to commencing any demolition work. Examples of some of the uses subject to this requirement would be chemical plants, oil processing facilities, dry cleaners, and any 'H' occupancy.

## **Underground Storage Tanks**

The removal of underground storage tanks (gas, diesel, chemical, dry-cleaning waste tanks, etc.) requires two permits. One permit is a demolition permit issued by the Building Inspection Division and the second is issued by the Fire Department. If a structure is to be built over the excavation, the backfill material must be placed as "engineered fill" as called for in Appendix Chapter 33 of the California Building Code.

## **Contaminated Soil Cleanup**

If a soil cleanup project involves the removal of soil in excess of 50 cubic yards, or excavation greater than two feet, a demolition permit is required in addition to any other permits required by the Fire Department or from outside agencies. If a structure is to be built over the excavation, the backfill material must be placed as "engineered fill" as called for in Appendix Chapter 33 of the California Building Code.

## **Asbestos**

BAAQMD is the regional agency in the Bay Area that regulates stationary sources of air pollution which includes the release of asbestos into the air. For all demolitions which involve the removal of structural components, notification must be made to the BAAQMD at least ten (10) working days prior to commencement of demolition/renovation. Proof of such notification must be provided to the City prior to the issuance of the demolition permit. BAAQMD can be contacted at:

Bay Area Air Quality Management District  
939 Ellis Street, San Francisco, CA 94109  
(415) 749-4990 or (415) 771-6000  
[www.baaqmd.gov](http://www.baaqmd.gov)

Asbestos is the general name for a group of rock-forming minerals which consists of extremely strong and durable fibers. The heat-resistant and lightweight qualities of asbestos make it very useful in construction and thermal insulation. Between 1900 and 1980, an estimated 30 million tons were installed in commercial, industrial, and private buildings throughout the nation. When disturbed, asbestos crumbles into a dust of microscopic fibers which can remain in the air for a long period of time. If inhaled, there is a serious health threat as asbestos fibers can become permanently lodged in body tissues. Since there is no known safe level of exposure, all asbestos exposure should be avoided.

Buildings or structures constructed prior to the mid-1980s may have materials containing asbestos. The materials asbestos is sometimes found in are heating, ventilation, and air conditioning ducting, insulation and joint compounds; acoustic ceiling material or acoustic plaster; textured or skim coated wall surfaces; and cement siding or stucco. If any of these suspect materials contain more than one percent asbestos and is friable (will crumble when disturbed), the material must be handled and/or disposed of properly.

The removal of composition roofing shingles and resilient flooring (even though they may contain asbestos) is not regulated. The asbestos is in a form that does not normally crumble and become air borne. However, it is important that asbestos containing roofing or flooring materials never be sanded, scraped, or ground.

Unless an asbestos product is crumbling, needs major repair or removal, it is best to leave it undisturbed. In order for asbestos to be a health hazard, it must be released from the product into the air people breathe.

The City has available at the Building Inspection counter a number of informative and helpful handouts produced by BAAQMD covering asbestos removal.

### **Lead Based Paints**

Lead poisoning is a serious health hazard which can cause permanent neurological damage, especially among children. The most common source of lead poisoning is house dust which contains particles of lead-based paint from walls, doorjambs, and window sashes. Most homes built prior to 1978 contain at least some lead-based paint. If you are planning demolition or remodeling work which will disturb paints that were applied prior to 1978, you should contact the Alameda County Lead Poisoning Prevention Program at 510-567-8280 before you begin work. They can provide you with free information and materials.