



LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Robert Wheeldon, Director

Room 114, Linn County Courthouse

PO Box 100, Albany, Oregon 97321

Phone 541-967-3816 Fax 541-926-2060, www.co.linn.or.us

STRUCTURAL DEMOLITION

APPLICATION FEE: \$100.80

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.

DEMOLITION PERMIT - This application is reviewed and approved by the Planning & Building Department.

- To replace a dwelling in a resource zone (EFU or F/F zone), you will need to obtain zoning approval before you demolish the existing structure. For more information call 541-967-3816, option 4 to speak to a land use planner. 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.
- To replace a structure devoted to a “non-conforming use”, you will need to obtain zoning approval. For more information call 541-967-3816, option 4 to speak to a land use planner. 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/Permit application** from Linn County Environmental Health Department is required. For more information regarding septic systems, call Environmental Health at 541-967-3821.

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 requirements of 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 1970's 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 Department. The tank, cesspool or seepage pit shall then be filled with reject sand, bar run gravel, or other material approved by Linn County Environmental Health or the container shall be removed and properly disposed. For more information, call Environmental Health at 541-967-3821.

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 online 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 Linn County Road Department at 541-967-3919 or Oregon Department of Transportation (ODOT) at 541-757-4166 (if your driveway is off a state highway).

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 demolition.
- Two (2) plot plans (on 8.5" x 11" paper). See Sample Plot Plan for complete information on plot plan requirements.
 - ◆ Label the structure to be demolished or removed and its distance to property lines.
 - ◆ Label the septic tank and drainfield areas.
 - ◆ Label the utility connections.
 - ◆ Label the driveway and all other structures on the property.

This application, plot plans and payment are required at the time of application.

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 541-967-3816, option 1 to schedule the inspection.

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STRUCTURAL DEMOLITION PERMIT APPLICATION

Permit Number: _____

Date Issued: _____

Property Owner: _____ Phone: _____

Applicant Name: _____ Title of Applicant: _____
(if applicant is other than owner, list relationship, i.e., contractor, relative, etc)

Phone (1): _____ Phone (2): _____ CCB #: _____

Site Address: _____
(address & city)

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

Identify what type of structure is to be demolished or removed: _____

Date structure was established on property (if known): _____ Source of information: _____

NOTE: This permit is required to be approved and issued before any demolition, alteration or removal of the structure.

Date of proposed demolition: _____

What will be done with the structure?

(For example; sold, moved to another location, material salvage, fire department practice, taken to dump, etc.):

Property Owner's signature: _____ Date: _____

For Office Use Only
Approval for Demolition

Permit Number: _____

Planning Department: