



## BUILDING DEMOLITION REQUIREMENTS

Rev 08/12

### Checklist

**It is the responsibility of the contractor to ensure that all applicable items on the demolition review checklist have been addressed. The inspector will verify that all safety requirements have been implemented. When the demolition has been completed, a final demolition inspection is required.**

1. NV Energy, Truckee Meadows Water Authority, phone, cable and any other utility or agency affected by the demolition shall be consulted. Overhead wiring shall be properly addressed.
2. When required by the Building Official, a complete perspective of the building by a structural engineer to determine structural systems and any special conditions affecting demolitions shall be conducted prior to demolition and submitted to the department for review.
3. A demolition set-up inspection shall be made prior to the actual demolition by the Community Development Department to determine if any special conditions exist.
4. Plot plans and construction details (if applicable) shall be submitted to the Community Development Department with the permit application.
5. During the demolition, all pedestrian and vehicular traffic shall be directed by strategically located flagmen. All pedestrian traffic shall be re-routed; vehicular traffic will be stopped completely if conditions deem necessary.
6. Any closure of city rights-of-way (sidewalks, streets, alleys, etc.) shall require issuance of an encroachment permit from the City of Reno forty-eight (48) hours prior to the closure (334-2548).
7. The work of demolishing any building shall not be commenced until the required pedestrian protection structures are in place (per the International Building Code).
8. Pedestrian protection shall conform to the requirement of the International Building Code.
9. No free-standing walls will be allowed.
10. Non-bearing exterior walls shall be cut down to a safe level before bearing walls are removed.
11. Roof and floor diaphragms shall be removed only to the extent needed to free the walls below for immediate demolition.
12. Walls shall be feathered back at a 45 degree angle before work is halted.
13. Dust control shall be maintained at all times to the satisfaction of the Washoe County Health Department and the Community Development Department.
14. All adjacent structures must be adequately protected.
15. The highest standards of workmanship and safety shall be maintained throughout the job.
16. When any unsafe conditions are encountered, work shall be halted, the structure secured, and the City of Reno Community Development Department notified immediately by contacting the Building Division at 334-2060.

17. Sanitary sewer service laterals shall be capped and labeled. **Inspector must see caps before covering.**
18. All public improvements shall be repaired as per the City of Reno, Maintenance & Engineering Department requirements.
19. After demolition is completed, the site shall be left in a safe, clean, and sanitary condition, insuring that all foundations, debris, construction materials, furnishings, trash, garbage, etc. are completely removed.  
  
If it becomes necessary to fill in any of the excavations, it shall be done with fill meeting the standards as set forth in the International Building Code. Fill shall be certified by a Nevada licensed engineer as to its proper compaction per the International Building Code. However, if a permit application for a new building at the same location is being processed, at the time of completion of demolition, the site may be temporarily secured for a period not to exceed 30 days.  
  
Any demolition occurring in the downtown core must be given special attention as to how the site will be left.
20. Demolition contractor shall carry the City of Reno as a rider on their insurance policy for an amount to be determined, in accordance with Section I, E entitled "Risk Transfer" of the Risk Management Manual.
21. When a protection fence is required, it shall be constructed as per attached drawings or equivalent.
22. All signs to control traffic in the public streets and rights-of-way shall conform to the requirements as shown in the Manual on Uniform Traffic Control Devices with information available in the Traffic Division of the City of Reno Engineering Department. All other signs required at the site shall have black or red lettering on a white background of equal size and quality to the above stated manual.
23. Special demolition requirements for buildings three (3) or more stories in height or any building designated by the Building Official because of age, complexity, or proximity to the property line:
  - A- A special inspector shall be required on sites adjacent to pedestrian and/or vehicular traffic (to be determined by the Building Official). The special inspector (as outlined in the International Building Code) shall be on the jobsite at all times during demolition hours, until the structure is reduced to the floor of the second story.
  - B- A minimum of two (2) water hoses shall be required for dust control one of which shall be a minimum of one and one half inch (1-1/2") fire hose with a variable fog nozzle or equivalent.
24. When a common wall exists between two (2) properties, the demolition contractor doing the demolition shall be responsible for the structural integrity of the common wall and footing, and any underpinning as required by the International Building Code.
25. An Asbestos Assessment Report approved and signed by the Washoe County Health Department, Air Quality Division, is required prior to issuing of a demolition permit.

**SEE ATTACHED AGREEMENT TO BE SIGNED. AGREEMENT TO BE RETAINED BY BUILDING DEPT.**

Bldg Demo Rqts-

DEMOLITION BOND

That \_\_\_\_\_ as Contractor, and  
\_\_\_\_\_ as Owner are held and firmly bound unto

the City of Reno, a municipal corporation in Washoe County, in the State of Nevada, in the sum of  
\*Two thousand five hundred dollars\* (cash clean-up and inspection bond guarantee)

we do hereby bind ourselves, jointly and severally by these presents.

THE CONDITIONS of this obligation are such that whereas the above has applied to the City of Reno for  
permission to remove the building or other structure, at

(address to demolish) \_\_\_\_\_

Reno, Nevada as set forth by International Building Code Section 106.

NOW, THEREFORE, if the above shall:

- (a) Leave the site in a safe, level, clean and sanitary condition;**
- (b) Remove all foundations, concrete, debris, construction materials, trash and garbage;**
- (c) Fill in all basements, crawl spaces, wells and holes;**
- (d) Plug all sewer laterals with a concrete plug, cap all water services, shut off all utilities, and inform all utility companies to remove and discontinue their services:**  
**Inspector must see caps before covering.**
- (e) Request a final inspection as required by permit;**

then this obligation to become completed and closed; otherwise to remain in full force and virtue to be collected upon by the City or by any person in any manner damaged by such removal.

I have read the 3 page agreement and agree to the terms and conditions as stated:

\_\_\_\_\_  
CONTRACTOR    DATE

\_\_\_\_\_  
OWNER    DATE

\_\_\_\_\_  
COMPANY