



# ALBANY CALIFORNIA

## BUILDING DEMOLITIONS

It is the expectation of the City of Albany that all building demolitions will be carried out in a manner conducive to public safety. This includes the prevention of debris falling into the public right-of-way or onto adjoining properties, and prompt and proper disposal of all debris. Debris is not to be stored on adjoining properties or in the public right-of-way without prior written consent.

**In addition, a J Number and Building Permit must be obtained prior to commencing demolition of any complete building.**

### "J Number" Required

Bay Area Air Quality Management District (BAAQMD) regulations require that a "J Number" be applied for and obtained prior to pulling a Building Permit for demolition of an existing structure (District Regulation 11 – Hazardous Pollutants Rule 2 – Asbestos Demolition, Renovation and Manufacturing). This J Number process is designed to ensure that no asbestos is released into the air when buildings are demolished in the San Francisco Bay Area.

*You will need to obtain a J Number before receiving a Building Permit for demolition even if you know that the building to be demolished contains no asbestos.*

PLEASE NOTE: It can take several days to apply for and receive the Acknowledgement form from BAAQMD. Be sure to take this into account when planning your demolition project.

To apply for a J Number, or for more information about the J Number process, please contact the Bay Area Air Quality Management District's Compliance Enforcement Division: (415) 749-4762. (BAAQMD's J Number form on-line: <http://www.baaqmd.gov/permits/asbestos> [Demolition Notification])

Once you provide the City of Albany Community Development Department a copy of the BAAQMD Acknowledgement form, including the "J Number," the City can, in most cases, issue the Demolition Permit over-the-counter. (A 14-day-advance neighbor notification by the City is required prior to permit issuance for demolition of dwellings and commercial buildings.)

### Building Permit Required

The 2016 California Residential Code (Section R105.1) requires that you obtain a Building Permit before demolishing any complete building. A Building Permit is required for *each* building to be demolished.\*

\* Section R105.1 of the 2016 California Residential Code reads:

**R105.1 Required.** Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, **demolish**, or change the occupancy of a building or structure [...] shall first make application to the building official and obtain the required permit. [emphasis added]