



## City of Boulder City

Community Development Department  
Building and Safety Division  
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## Demolition Permit FAQ

*Process and required information for the issuance of a demolition permit*

### 1. Is a permit required to demolish a structure?

Yes, a demolition permit is required prior to the demolition of a structure

### 2. What information must be included with the building demolition permit application?

The following information must be included with the application for a building demolition permit:

- Completed building permit application
- Site Plan showing the structure to be demolished. Plan must also show all other structures (including new proposed construction) to remain on the site.
- An **approved** copy of your Clark County Department of Air Quality permit application for demolition of a structure
- Required fee as specified in Table I of the Administrative Building Code
  - \$85.00 if structure is less than 1,000 square feet
  - \$115.00 if the structure is 1,001 square feet or greater

If the structure to be demolished is located within the **Boulder City Historic District** and is older than fifty (50) years old, *the following additional actions must be taken by the Community Development Department* prior to issuance of a building demolition permit:

- Make a historical record, both written (history, floor plans and elevations) and photographic, of the structure and site
- Review the condition of the building to determine the impact of the demolition to the neighborhood, and the technical feasibility of preservation of the structure
- Submit the proposed demolition activity to the City's Historic Preservation Committee for their consideration for the purpose of making recommendations regarding the application to the demolition proponent
- The owner has been made aware by the Community Development Department of economic incentives available to rehabilitate historic resources
- The Community Development Department has encouraged the property owner not to demolish the building until an attempt can be made to locate either suitable tenants to make the building economically viable again or to find a purchaser who is willing to acquire and rehabilitate the structure

**If within the Historic District, the demolition permit issuance can be delayed up to forty-five (45) days to allow for the above to be completed**

**3. Where can I find the controlling ordinances that govern the issuance of a demolition permit?**

The following ordinances govern the issuance of a demolition permit:

**Title 5, Chapter 1 – ADMINISTRATIVE CODE FOR BUILDING CONSTRUCTION**

**Section 108.2 Site Plan**

. . . . In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.

**Section 110.2 (L) – Demolition Permit Fee**

A demolition permit shall be obtained prior to the demolition or relocation of any building or structure or portion thereof. The fee for a demolition permit shall be determined by applying Table I of this Code.

**Table I – Miscellaneous Valuations and Fees**

Demolition (fee based upon square footage of structure(s) being demolished) ( <i>includes issuance fee</i> )	\$85.00 if 1,000 square feet or less; \$115.00 if 1,001 square feet or more
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**Title 11, Chapter 27 – HISTORIC RESOURCES**

**Section 11-27-6: Demolition of Designated Historic Resources**

- A. When any application is made for a demolition permit for a building, or part of a building, within a historic area or district, or for a building of historical significance, the community development department shall delay approval of the demolition for a period of up to forty five (45) days, in order to:
  - 1. Make a historical record, both written (history, floor plans and elevations) and photographic, of the structure and site.
  - 2. Review the condition of the building to determine the impact of the demolition to the neighborhood, and the technical feasibility of preservation of the structure.
  - 3. Allow the historic committee to consider and make recommendations regarding the application.
  - 4. Make the owner aware of economic incentives available to rehabilitate historic resources.
  - 5. Encourage the property owner not to demolish the building until an attempt can be made to locate either suitable tenants to make the building economically viable again or to find a purchaser who is willing to acquire and rehabilitate the structure.
  
- B. The requirement for delay of a demolition permit shall not apply to accessory buildings, except with regard to the historic detached garages at the rear of the residential lots on Ash, Birch and Cherry Streets.
  
- C. The requirement for delay of a demolition permit shall not apply to buildings which are less than fifty (50) years old at the time the demolition permit is requested. (Ord. 1470, 11-22-2011, eff. 12-16-2011)