

Plan Requirements: Complete demolition permit applications

Overview

The Department of Licenses and Inspections (L&I) reviews plans submitted with permit applications for complete demolition of buildings and structures. Review the information below before submitting plans for review.

Plan sheet size and material

- Minimum Sheet Size: 18 in. x 24 in.
- Maximum Sheet Size: 36 in. x 48 in.
- Print plans on white, standard-weight, bond type paper.

Acceptable drawing scales

- Architectural Scale: 1/16 in.; 3/32 in.; 1/8 in.; 3/16 in.; 1/4 in. = 1 ft. 0 in.
- Engineering Scale: 1 in. = 10 ft.; 20 ft.; 30 ft.; 40ft.; 50 ft.; 60 ft.; 100 ft.

Minimum requirements

- Must be of professional quality and drawn to scale. Free-hand sketches will not be accepted.
- Printed plans must be in ink and in grayscale. Pencil drawings will not be accepted.
- Project address and title block.
- Depict location and means of protection for pedestrians, public right-of-way, and adjacent structures.
- A fully dimensioned site plan which includes elements listed below with the distance between each element and the structures to be demolished:
 - All property lines.
 - Widths and locations of adjacent walkways, streets, and easements including private driveways or other paths used by pedestrians. This includes railways and public space along watercourses.
 - Height, number of stories, construction type and structural condition of:
 - Buildings being demolished
 - Any neighboring buildings or structures
 - The extent of demolition, including underground removals. If a partial demolition, highlight sections to remain.
 - Utilities, trees, light poles, street furniture, and any items over 8 ft. in height potentially impacted by demolition activity.
- Description of the method of demolition to be applied. If method varies for different portions of building, highlight scheduled approach to removal at each affected area.
- Details on potential hazards (i.e., collapse, structural failure, etc.).
- Highlight of any other safety exposures and environmental issues.

Note: The removal of two-thirds or more of building structural framing members, coupled with the modification of the exterior envelope, shall constitute complete demolition.

Design professional signature and seal

Demolition proposals that require special inspections per Sections 1705 and 3303 of the Building Code must include plans signed and sealed by a PA-licensed engineer.

Prerequisite approvals

Plans included with your zoning permit application package may require approvals from other departments or agencies.

L&I Permit and License Center

1401 John F. Kennedy Blvd., Municipal Services Building, Public Service Concourse
Open 8 a.m. to 3:30 p.m., Monday through Friday. Offices close at noon on the last Wednesday of each month.