



EZ PERMIT STANDARD
INTERIOR DEMOLITION

For the Interior Demolition of Non-bearing Partition Walls and Ceilings

Revised 7/26 (IBC-2021)

EZ Permit Standard: Interior Demolition

Obtain permits for interior demolitions without submitting plans by meeting the Conditions and Design Limitations below.

Deviations will require submission of plans to the Department with your permit applications.

Conditions

- Limited to demolition of interior non-load bearing walls and ceilings only.
 - Removal of existing fire suppression systems **shall not** be applicable to EZ permit process.
- EZ permit process **shall not** be applicable to buildings listed as historic as established by the Philadelphia Historical Commission without prior approval, contact the staff at preservation@phila.gov in the planning stages of your project.
- A horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided.
- Use of mechanical equipment (e.g., jackhammers) **shall not** be used where a building occupied by one or more persons is within the safety zone, or where the structure undergoing demolition is physically connected to a structure not being demolished.
- Dust-producing operations shall be wetted down to the extent necessary to control the dust.
- Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.
- Demolition debris **shall not** be stored overnight on a sidewalk, street, or surrounding lot, unless placed in a licensed construction dumpster, dump truck, or debris transfer trailer.
 - Loose material shall be removed upon completion of demolition activity at the end of each day, and the area of temporary storage swept clean.
- Building inspector shall be notified a minimum of twenty-four (24) hours prior to the start of work under the demolition permit.
- Footway closure and dumpster permit to be obtained from the Philadelphia Streets Dept.

Asbestos

- An Asbestos Inspection Report (AIR) shall be required to be produced by a City of Philadelphia Licensed Asbestos Investigator approved by the Department of Public Health. Investigator is to be hired by the building owner and not to be associated with the demolition contractor.
 - Asbestos Investigation Report exceptions can be made for the following:
 - Buildings constructed after December 31, 1980
 - Residences with three dwelling units or less
 - Renovation projects with a cost of work not exceeding \$50,000
- Any required asbestos removal during demolition shall be made by a City of Philadelphia Licensed Asbestos Abatement Contractor. Projects greater than 40 linear feet or 80 square feet shall require oversight provided by an independent Asbestos Project Investigator hired by the building owner.
- In addition to the demolition permit, an Asbestos Abatement and Demolition/Renovation form must be submitted to the Department of Public Health 10 working days in advance, even when no asbestos is present.