



VILLAGE OF PINECREST
Building & Planning Department

DEMOLITION PROCEDURES

Building:

An application is necessary for the building permit for the work of demolition of buildings or structures. Demolition permits shall be accepted only from qualified, licensed and insured contractors. Qualifications of persons or firms shall be in accordance with separate ordinance providing for qualification and certification of construction tradesmen. A copy of the warranty deed or tax record from Miami-Dade County is required for proof of ownership.

Zoning:

Submit two signed and sealed up to date property surveys. Two tree surveys will be required, and it should show location of tree, tree type, height, diameter and canopy (this must be to scale). No trees are to be removed or relocated; a separate tree removal/relocation permit is required.

Plumbing:

Florida Department of Health will issue permits and perform inspections for septic tank abandonment approval in addition to Pinecrest permit. If connected to a public sewer, a Village of Pinecrest (plumbing) sewer capping/demolition permit is required for sewer cap. For work in the public right of way, contact the Miami-Dade Water & Sewer Authority for permit information.

Electrical:

A letter is necessary from FPL giving clearance with a disconnect letter for demolition. A fax from FPL is acceptable.

Mechanical:

Refrigerant (Freon) Recovery for residential demolition, as required by state law. No permit is required however; a letter is required from the mechanical contractor stating that there is no freon in the unit.

Additional Demolition Procedures for Commercial Projects:

In addition to items shown above for building, zoning, plumbing, fire and gas, submit asbestos survey by testing laboratory. Structure must be totally clear of asbestos as per DERM requirements. Demolition Permits must be dropped off and assigned a process number. Walk-thru will not be permitted.

DERM

Miami Dade County
Permitting Office
11805 SW 26 Street
(305) 372-6789

FLORIDA DEPARTMENT OF HEALTH

Miami Dade County
Permitting Office
11805 SW 26 Street
(786) 315-2444

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