

 <p><b>HAWTHORNE</b> INCORPORATED 1922 <b>CALIFORNIA</b> "CITY OF GOOD NEIGHBORS"</p>	<p align="center"><b>CITY OF HAWTHORNE</b> <b>BUILDING AND SAFETY</b> 4455 WEST 126<sup>TH</sup> STREET, HAWTHORNE, CA 90250 TELEPHONE: (310)349-2990</p> <p align="center"><b><u>DEMOLITION and/or ABANDONMENT</u></b></p>	<p align="center"><b>INFO</b> <b>BULLETIN</b> <b>BC 3303</b></p> <p align="center">July 3, 2023</p>
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## A. GENERAL

1. **Regulations and Rules.** Where applicable, demolition shall comply with the safeguards of Chapter 33 of the California Building and Fire Codes, as well as the *Construction Safety Orders* of Title 8 of the *California Code of Regulations* and SCAQMD Rule 1403. Demolition shall also be shown to comply with other applicable provisions of the California Building Standards Code, some of which are identified below.
2. **Permits.** For all demolition work, obtain demolition a permit from the building department as required by CBC 105.1. In addition, where applicable, obtain the proper permits from the fire department for all proposed demolitions, hot work, and other types of proposed work, as well as the applicable permits from Cal/OSHA as required by Title 8, Section 341 of the *California Code of Regulations*.
3. **Submittal Requirements: Demolition Drawings, Demolition Schedule and Safety Program.**
  - 3a. **Demolition Documents: General** [CBC 3303.1]. Provide demolition documents as required by CBC 3303.1 and in other places of the California Building Standards Code.
  - 3b. **Project Summary** [CBC 107.2.1]. Provide a cover sheet that clearly and concisely summarizes the proposed project.
    - 1) **Scope of Work.** Provide a clear and concise paragraph or two that identifies the proposed work. Include the building or structure to which the demolition work is to be done, and if the building/structure is to be fully demolished or selectively demolished.
    - 2) **Legal Address.** Identify the location, extent and nature of the proposed work as required by CBC 107.2.1. Besides the street address that is to be identified within the title block of each sheet of the design drawing set, on the cover sheet identify the assessor's parcel number (APN); the map book number, as well as the lot, block, and tract number; or other similar means for the assessor to find the property.
    - 3) **Applicable Codes.** Identify the various parts of the California
    - 4) Specify if the demolition is to be a complete or selective demolition of the building or structure.
  - 3c. **Selective Demolition.** Where applicable to selective demolition in which is to be occupied during the demolition (building alteration) process, the design drawings shall:
    - 1) **Maintenance of Means of Egress** [CBC 3303.3]. Identify the proposed requirements to maintain egress from all parts of the structure;

During the demolition/alteration process the means of egress shall be maintained from all parts of the building/structure.
    - 2) **Accessibility** [CBC 1102A.2; or CBC 11B-202.1]. Where the building is to be occupied during alteration and the accessibility is required by Chapters 11A or 11B of the California Building Code, accessibility of the respective chapters shall be maintained and the design drawings shall reflect those provisions, whether or not they are temporary or permanent.
    - 3) **Demolition Schedule** [CBC 107.2.1]
      - a) **General.** Within the project summary, please provide a demolition schedule that identifies pre-demolition activities, the proposed sequence of demolition/removal, as well as the

overall schedule for demolition, and the interruptions in utility and building services (if applicable).

b) **Hours of Operations.** The hours of operation shall be made a part of the demolition schedule and shall be shown to comply with any restrictions that the jurisdiction may have on noise, construction and/or demolition.

c)

4) **Owner and Demolition Team.** Identify the name and contact information for the owner, as well as the demotion team (i.e.—the parties responsible for the demolition documents and the proposed demolition contractor.

5) **Safety Director.** On the cover sheet of the demolition drawing documents, provide the name and contact information for the safety director designated by the owner that is to be responsible for ensuring compliance with the site safety plan as required by Section 3303.1 of the *California Fire Code*.

3d. **Site Plan** [CBC 107.2.6]. Provide a Site Plan that clearly shows the location of the building or structure to be demolished and the location of the buildings and structures that are to remain on the site. In addition, identify the location and extents of any utilities that are anticipated as a part of the project. Also, identify the location and work required to remove, or abandon the utilities.

3e. **Site Safety Plan.** Please submit a copy of the Site Safety Plan required by Section 3303.1 of the *California Fire Code* to the building department. If such documents are to be within the demolition drawings, in the far, right-hand margin, in a conspicuous way, please provide the following phrase:

4. **Related Fees** [CBC 109.5]. The payment of fees for construction, alteration, removal or demolition for work done in conjunction to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

5. **Unlawful Acts** [CBC 114.1]. It is unlawful for any person to remove, demolish, construct, alter, extend repair, move, or occupy a building or structure regulated by the *California Building Code* or cause the same to be done, in conflict with or in violation of any provision of the *California Building Code* or any other part of the *California Building Standards Code*, with any state or federal regulation or law, or with any local ordinance or rule.

6. **Blasting.** Blasting shall be PROHIBITED unless proper permits are obtained.

## **B. CALIFORNIA CODE OF REGULATIONS [CCR], TITLE 8, DIV. 1, CH. 4, SUBCHAPTER 4 (CONSTRUCTION SAFETY ORDERS) DIVISION OF INDUSTRIAL SAFETY**

### **1. Hazards.**

1a. **General.** Identify hazards as required by Section 1735(b) and 1735(c) of the *Construction Safety Orders*.

1b. **Asbestos and Lead Hazard Assessments and Mitigation** [CCR Title 8, 1529 for asbestos, and 1532.1 for lead]. Obtain and provide a copy of a hazard evaluation report or exposure assessment prepared by a competent individual as required by CCR Title 8, 1529 (f) (2) for asbestos and CCR Title 8, 1532.1(d) for lead. In addition, where asbestos and/or lead hazards are present perform abatement / hazard mitigation as required by the evaluation report as well as SCAQMD Rule 1403 for asbestos work.

1c. Prior to demolition operations, mitigate, shore, brace, or otherwise reduce all hazardous conditions.

### **2. Utilities** [1735(a)].

2a. Notify all utility companies about the discontinuation of service.

2b. Unless it is necessary to have electrical and/or water service available during demolition, have the utility service shut-off, capped or otherwise controlled prior to the beginning of the building demolition.

- 2c. If the use of electrical power and/or water is required, if necessary, the service(s) shall be relocated or rearranged as necessary and protected from physical damage as identified within Section 1735(a) and such work shall be identified within the demolition plans provided to the jurisdiction.
- 2d. See Electrical, Mechanical and Plumbing sections below where such demolition/abandonment of electrical, mechanical and plumbing elements are a part of the project.

## C. BUILDING CODE

### 1. Demolition Documents [CBC 3303.1].

#### 1a. Hazardous Materials Survey.

1b. **Extent of Work** [CBC 107.2]. Unless otherwise waived by the building official, provide detailed and dimensioned drawings that identifies the existing conditions and what is to be removed/demolished. Provide sufficient dimensions to clarify the extent of the proposed work. Also, provide dimensions to clarify the locations and extents of building elements should the work be the selective removal of such elements.

1c. **Schedule for Demolition** [CBC 3303.1]. Provide a schedule for the demolition as provided for within CBC 3303.1.

2. **Automatic Fire Sprinklers** [CBC 903.2.12 and CFC 3315]. Where required by Chapter 33 of the *California Fire Code*, maintain/provide the automatic fire sprinkler protection. Unless a conditional permit is issued by the fire department as provided for in Sections 105.3.4 and 3315.1, the occupancy of buildings or portions of buildings required to have an automatic fire sprinkler system is prohibited if the fire sprinkler system is inoperable or not installed in accordance with the fire code and approved by the fire department.

3. **Standpipe Protection** [CBC 905.10 and 3311; CFC 905.10 and 3313]. Where required by CBC 3311. Maintain standpipe systems during demolition.

4. **Portable Fire Extinguishers** [CBC Table 906.1 and 3315.1; CFC Table 906.1 and 3316.1]. Portable fire extinguishers shall be provided as required by Section 3316.1 of the California Fire Code.

5. **Storage and Placement** [CBC 3301.2]. Equipment and supplies used in the demolition process shall be stored and placed to avoid the endangerment of the public, the workers, or the adjoining properties.

6. **Waste Management** [CBC 420.12]. Provide adequate evidence that a minimum of 65-percent of the nonhazardous demolition and construction debris was either recycled or salvaged for reuse.

7. **Storm Water Management and Erosion Control** [CBC 3307.1]. Comply with the best management practices for construction activities (attached) and other measures to control water runoff and erosion during demolition activities.

## D. FIRE CODE

1. **Demolition Permit** [CFC 105.1]. Apply for and obtain a demolition permit from the fire department of the local jurisdiction.

2. **Hot Work Permit** [CFC 105.2.25]. Where hot work is proposed, a hot work permit shall be obtained from the fire department.

3. **Storage in Plenums** [CFC 315.6 and 603.10].

3a. Storage in plenums is prohibited.

3b. Abandoned material within plenums shall be considered storage and shall be removed without causing damage to the building. Where cables are to be saved for future use, they shall be shown appropriately tagged.

4. **Fire Department Requirements and Site Safety Plan**. Comply with the provisions of Chapter 33 of the California Fire Code for demolition.

5. **Motorized Construction Equipment** [CFC 3317]. The use of motorized construction equipment shall comply with the provisions of Section 3317 of the *California Fire Code*.

## **E. ELECTRICAL**

1. **Removal of Temporary Wiring** [CEC 590.3(D)]. Temporary wiring permitted for construction shall be removed prior to final sign-off.
2. **Ground-Fault Protection** [CEC 590.5]. Provide ground-fault protection of temporary wiring installations as required by CEC 590.6.
3. **Abandoned Audio Distribution Cable** [CEC 640.6]. Accessible portions of abandoned audio distribution cables shall be removed. Audio distribution cables for future use shall be tagged with a tag of sufficient durability that the cable was identified for future use, the date of the intended use, and information related to the intended future use of the cable.

## **F. MECHANICAL**

1. **Commercial Kitchen Hoods**. See also, 613.2.4 of the California Mechanical Code for the abandonment of any pipe or conduit from commercial kitchen hoods.

## **G. PLUMBING**

1. **Abandoned Gravity Grease Interceptors** [CPC 1014.3.7]. Abandoned grease interceptors shall be pumped and filled as required by CPC 722.0 for sewerage disposal facilities.
2. **Alternate Water Source Systems** [CPC 1502.5]. The abandonment of alternate water source systems shall comply with the provisions of 1502.5.
  - 2a. Disconnect from remaining system, drain, plug and cap in an approved manner.
  - 2b. For underground storage tanks that has been abandoned or otherwise whose service has been discontinued—drain completely and fill with earth, sand, gravel, concrete or other approved material or remove in a manner satisfactory to the Authority Having Jurisdiction.

