

Demolition

Permit Type(s) and Work Class(es)

- “Complete” – building is completely demolished/razed and removed from the property.
- “Interior/Non-Structural” – non-structural interior ‘exploratory’ demolition only to identify building conditions within concealed areas.
- “Partial” – portion of the building (example: rear addition) is demolished/razed and removed from the property.

Notes

- Requires building utility service(s) confirmation of disconnected applicable building services: water-supply, fuel-gas, and electrical.
- Demolition may require a notification to [South Carolina Department of Environmental Services](#) if asbestos-containing materials will be removed.
- Partial building demolition requires the remaining building to be adequately shored, supported, and secured.
- “Interior/Non-Structural” and “Partial” demolition scopes of work may require further information for buildings in the Special Flood Hazard Area (SFHA) to determine Substantial Improvement.
- Applicants are encouraged to discuss with City staff the building demolition, and future proposed work, prior to demolition to verify City allowances and prohibitions for the building and/or site.

Required Documents for Permit Application

- City of Charleston [Commercial Alteration/Addition Application](#) or [Residential Alterations/Additions Application](#).
- City of Charleston BAR/DRB application *only if located in designated purview or district*.
- If “Complete” or “Partial” Demolition with land disturbance, [Erosion Protection Sediment Control Certification](#).
- If “Complete” and “Partial” demolition impacting building utility service(s) - confirmation (typically an utility letter/email or pictures of disconnected building service) of applicable disconnected water-supply, sanitary/sewer, fuel-gas, and electric service(s).
- If “Interior/Non-Structural” or “Partial”, floor plan(s) and pictures showing proposed areas of building demolition.

Applicable Fees

- “Demolition of a Building/Structure” permit fee per [Building and Trade Permit Fee Schedule](#)
- BAR/DRB permit fee per [BAR/DRB Fee Schedule](#) - *only if located in designated purview or district*.

Required City of Charleston and South Carolina Licenses

- South Carolina Contractor license is not required for building demolition.
- Business License, City of Charleston (non-building owners only).

Required [R] / Optional [O] City Division Reviews

- Building Inspections [R]
- Board of Architectural Review (BAR) [O] – *only if located in designated purview or district*
- Design Review Board (DRB) [O] – *only if located in designated purview or district*
- Engineering [O] – *only if demolition impacts the public right-of-way, utility & drainage easements*
- Stormwater Management [O] – *only if demolition includes land disturbance (example: remove foundation or other paved/buried building elements)*

Required [R] / Optional [O] City Field Inspections

- Building Final Inspection [R] - (verify utilities have been properly terminated, site is sufficiently cleared and filled/maintained to existing grade)

Required Non-City Approvals

- Demolition may require a notification to [South Carolina Department of Environmental Services](#) if asbestos-containing materials will be removed.

Certificate of Construction Completion

- Not Required, only if requested by applicant