



Town of Cutler Bay

Department of Building & Planning

Raul Rodriguez
Building Official

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 (2) signed & 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). Mark any trees that will be removed or relocated. Any tree removed or relocated requires an approved Town of Cutler Bay permit.

Plumbing:

HRS will issue permits and perform inspections for septic tank abandonment approval in addition to Town of Cutler Bay permit. If connected to a public sewer, a sewer capping/demolition permit is needed from DERM, and plumbing permit for sewer cap must be issued by the Town of Cutler Bay.

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 is 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

33 SW 2nd Avenue
Miami, Fl 33128
Tel: 305-375-6789

HRS

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Building E, Suite 130
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