BUILDING DEMOLITIONS

It is the expectation of the City of Albany that all building demolitions will be carried out in a manner conducive to public safety. This includes the prevention of debris falling into the public right-of-way or onto adjoining properties, and prompt and proper disposal of all debris. Debris is not to be stored on adjoining properties or in the public right-of-way without prior written consent.

In addition, a J Number and Building Permit must be obtained prior to commencing demolition of any complete building.

“J Number” Required

Bay Area Air Quality Management District (BAAQMD) regulations require that a “J Number” be applied for and obtained prior to pulling a Building Permit for demolition of an existing structure (District Regulation 11 - Hazardous Pollutants Rule 2 - Asbestos Demolition, Renovation and Manufacturing). This J Number process is designed to ensure that no asbestos is released into the air when buildings are demolished in the San Francisco Bay Area.

You will need to obtain a J Number before receiving a Building Permit for demolition even if you know that the building to be demolished contains no asbestos.

PLEASE NOTE: It can take several days to apply for and receive the Acknowledgement form from BAAQMD. Be sure to take this into account when planning your demolition project.

To apply for a J Number, or for more information about the J Number process, please contact the Bay Area Air Quality Management District’s Compliance Enforcement Division: (415) 749-4762. (BAAQMD’s J Number form on-line: http://www.baaqmd.gov/permits/asbestos [Demolition Notification])

Once you provide the City of Albany Community Development Department a copy of the BAAQMD Acknowledgement form, including the “J Number,” the City can, in most cases, issue the Demolition Permit over-the-counter. (A 14-day-advance neighbor notification by the City is required prior to permit issuance for demolition of dwellings and commercial buildings.)

Building Permit Required

The 2016 California Residential Code (Section R105.1) requires that you obtain a Building Permit before demolishing any complete building. A Building Permit is required for each building to be demolished.*

*Section R105.1 of the 2016 California Residential Code reads:

R105.1 Required. Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure [...] shall first make application to the building official and obtain the required permit. [emphasis added]