



CITY OF PITTSBURGH  
**DEPARTMENT OF PERMITS, LICENSES & INSPECTIONS**  
JOHN P. ROBIN CIVIC BUILDING

PLI Revised Private Demolition Requirements	Issued: 4/27/21
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**PURPOSE:** Outline changes to and clarify PLI's private demolition requirements.

**PLI REVISED PRIVATE DEMOLITION REQUIREMENTS**

1. **Application Requirements:** Demolition Permit Application requirements are modified as follows:
  - a) **Contract.** A copy of the contract between the demolition permit holder and the subject property owner is no longer required.
  - b) **Certificate of Insurance.** The permit holder's Certificate of Insurance is not required until permit issuance.
  - c) **Residential Accessory Structure.** If the permit scope is limited to the demolition of a structure accessory to a residential structure, this work can be performed under a building permit. If performed under a building permit, the work could be:
    - i) Self-performed by the property owner if the property is their primary residence.
    - ii) Performed by a PA licensed general contractor.
  - d) **Demolition Narrative.** A demolition narrative will be required for all demolition permits submitted on or after May 14, 2021. Narratives for commercial structures are required to be prepared by a PA licensed engineer or architect. Narratives for residential structures are not required to be prepared by a PA licensed engineer or architect. All demolition narratives shall identify:
    - i) Intended demolition operations: method of demolition, type of equipment to be used, and staging location of equipment.
    - ii) Assessment of potential fall zone of structure.
    - iii) Proposed protection measures for adjacent buildings, properties, pedestrians/vehicles in the public right of way based on potential fall zone of structure and relative proximity.

- e) **Special Conditions.** The following conditions shall require a report from a PA licensed engineer or architect (E/A):
  - i) **Attached Structure.** Demolition of a structure that is attached to another structure to remain. E/A to recommend how to protect adjacent structure and weatherize after demolition is complete.
  - ii) **Common/Party Wall.** Demolition of a structure with a common/party wall shared with another structure to remain. E/A to recommend how adjacent structure will be protected and weatherized after demolition is complete.
  - iii) **Basement Walls.** Demolition of a structure with a shared basement wall or basement wall that abuts the basement wall of adjacent structure. E/A to confirm basement wall will remain stable under new loading condition (serving as retaining wall) and specify how the wall will be waterproofed to prevent moisture migration to adjacent structure.
  - iv) **Site Conditions.** Demolition of a structure located on a parcel in one of the following Department of City Planning overlay districts:
    - (1) **Landslide prone.** EA to evaluate site conditions and demolition operations. Report to recommend how to maintain site stability during and post demolition, including any active measures such as retaining structures and/or vegetation.
    - (2) **Steep Slope.** EA to evaluate site conditions and demolition operations. Report to recommend how to maintain site stability during and post demolition, including any active measures such as retaining structures and/or vegetation.
    - (3) **Undermined Area.** EA to evaluate site conditions and demolition operations. Report to recommend how to maintain site stability during and post demolition, including mine grouting, as applicable. Application to include [PA Department of Environmental Protection “Coal Status Report”](#).

**2. Permit Issuance.** For the permit to be issued, the permit holder shall provide a Certificate of Insurance as follows:

- a) **Description of Operations.** The Description of Operations shall include “for the demolition of [property address to be demolished].”
- b) **Coverage Amounts.** The insurance coverage minimums are \$500,000 General Liability coverage and \$250,000 Property Damage coverage.

**3. Inspections.** The permit holder is responsible to:

- a) **Specifications.** Perform work in compliance with PLI’s current demolition specifications and approved demo narrative and reports, as applicable.
- b) **Request Inspections.** Request the following required inspections: pre-construction, void, and final; no exceptions will be granted.
- c) **Pre-construction Inspection.** The pre-construction meeting allows the permit holder to confirm existing conditions, presence of a basement; and all required protection measures with Inspector prior to the start of demolition operations.
- d) **Void Inspection.** The following are required for a successful void inspection and authorization to backfill:

- i) Documentation of ACHD and water utility agency approval of termination of water and sewer service lines.
  - ii) Void exposed to verify that basement slabs and building materials are broken into pieces 24 inches or less.
  - iii) Waterproofing of basement walls, if required.
- e) **Final Inspection.** The following are required for a successful final inspection:
- i) Copies of receipts from disposal agency identifying job-site location and the disposal location(s) and date(s).
  - ii) All voids shall be backfilled with clean fill per PA Department of Environmental Protection “Safe Fill Regulations” and shall exclude wood, roots, grass, coal, and carbonaceous shale.
  - iii) Site shall be returned to natural grade, slope away from adjoining properties/structures, and level with sidewalk.
  - iv) The top of the grading to be a minimum of top 4" of topsoil.
  - v) The property is to be seeded and covered with straw at completion.
  - vi) All work required under the permit, including restoration to adjacent structures and/or construction of any safety measures such as retaining structures and/or guards/fencing, as required.