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**FROM:** Teton County Building Department  
**TO:** Public  
**RE:** Demolition Permit  
**DATE:** April 26, 2016

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Teton County Code (Title 6), Idaho State Code (39-4111) and the International Building Code, allow Teton County to require the issuance of a building permit before any structure may be constructed, moved, installed or enlarged.

Section 104.1 of the 2012 IBC describes the duties of the building official as: *The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.*

**IRC: R101.2-**

The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, *alteration*, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses...and their *accessory structures*.

**IBC: 101.2 Scope.**

The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

**To this effect, Teton County hereby establishes a “building demolition permit” with the following policy.**

The purpose of a demolition permit is to ensure that the lot is clear of debris and other health hazard material, structures are dismantled or demolished without putting life or property at risk, putting the county at risk due to the disposal of public waste, and ensure the utility connections have been plugged and sealed properly.

1. A Teton County Building Demolition Permit is required when razing or demolishing any structure over 200 sq. ft. that has two or more utilities connected or installed (gas, propane, electricity, water, sewer, etc.)
2. It is required that all utilities be disconnected prior to the demolition of a building. Each service provider must provide a signature on the application or notification to the Teton County Building Department that the utilities have been turned off and/or capped properly.
3. Municipal Solid Waste (MSW) and Household Materials must be removed prior to demolition of trailer houses and building structures before disposal in the county construction and demolition pit.
4. It is required that all buildings to be demolished be inspected by a licensed engineer and/or asbestos inspector prior to demolition. In addition to that inspection, NOTIFICATION OF DEMOLITION AND RENOVATION form or a signed/stamped letter from the engineer/inspector must be:
  - A. Submitted with the application for a demolition permit
  - B. On file at the Transfer Station prior to the Transfer Station being able to accept material from the demolition site.
  - C. The asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP) require owners and contractors to notify state and local agencies and/or their regional EPA office before all demolitions, or before renovations of buildings that contain asbestos above a certain threshold level. Residential buildings having four or fewer dwelling units are exempt from this notification.