

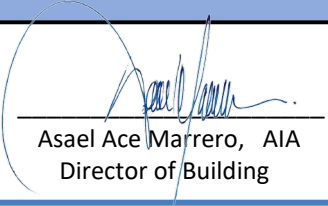
BULLETIN

Date: September 27, 2023

Bulletin No: 2023-003

SUBJECT: Demolition Permits

EFFECTIVE DATE: Immediately


Asael Ace Marrero, AIA
Director of Building

EXECUTIVE SUMMARY: Establishing a policy for Demolition permits within the Urban Core

APPLICABILITY:

All projects within the City of Miami's Urban Core, which is defined as any commercial property located within the areas of Wynwood, Brickell, Downtown, Coconut Grove, and Edgewater.

POLICY:

The predominant priority with Demolition projects within the Urban Core of the City of Miami is safety. To promote this concept, demolition activities shall be limited between the hours of 8:00 p.m. to 6:00 a.m. and the following specific items shall be addressed prior to the issuance of a Demolition Permit:

- Submission of a Site Plan containing, at a minimum, the following:
 - Show each street abutting the property with dimensions from the property line to the edge of pavement and the dimension of the width of each roadway.
 - Dimensioned location of the structure to be demolished with respect to all property lines and to the streets immediately surrounding the site.
 - Number of floors contained in the building to be demolished including the elevation of each floor above grade.
 - Location of the security officers and the flagmen on the site and in the streets surrounding the site.
 - Location of pedestrian protection
- Submission and acceptance of a Maintenance of Traffic (MOT) Plan, including, but not limited to:
 - Means of maintaining acceptable traffic flow
 - Lane closures and the hours such closures are desired.
 - Computer analysis of the traffic impact of the lane closures
 - Police presence may be required to ensure compliance with the MOT.
- Submission of a Demolition Plan for each level to be demolished including, but not limited to:
 - Submittal of official microfilm plans only, or a combination of microfilm plans and new drawings prepared to fully describe the extent of the demolition, per level, to be demolished.
 - Location of shoring systems to be installed. Shoring is required by the City to promote safety of the public and workers.
 - Calculations demonstrating that the shoring has the strength to support the largest individual structural members to be demolished at one time.
 - Details and sections of the shoring system
 - Sequence and means of demolishing each individual area of the floor.

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- Show how the demolition debris is intended to be moved from the upper levels of the structure to the ground level.
 - Describe the flow of debris removal through the site once it has been deposited at ground level.
- Communications Plan, including, but not limited to the following:
 - Identification of the safety officers name(s) and contact details
 - The means of communicating between security officers and the foreman of the demolition activity.
 - State the responsibility of the safety officers with respect to authorizing the removal of structural members that may present a hazard to the public and workers.
 - List and time frame of the entities to be notified in the event of an accident or dangerous condition.
- Safety education plan for employees
- Noise waiver to comply with after-hours work.
- Each permit application will be reviewed based on the size and height of the structure, location of the demolition site, the distance to the property lines, the impact on adjacent properties, and the proximity to the public right of way.

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