



Bulletin No: 2025-001

Date: October 1st, 2025

SUBJECT: Demolition Permits

EFFECTIVE DATE: Immediately

A handwritten signature in black ink, appearing to read "Luis Torres".

Luis Torres

Asst. Director / Building Official

EXECUTIVE SUMMARY: Updating the City of Miami Building Department's policy for Demolition permits.

POLICY: The City of Miami Building Department's top priority is ensuring public safety and protecting property from damage. To further promote this concept, the Department has updated its Demolition permit policy. All prior Demolition Bulletins, specifically Bulletin No. 2023-003, are superseded by the policy herein.

APPLICABILITY: All Demolition projects, for buildings and structures taller than 3 stories or 50 feet in height, located within the City of Miami, shall satisfy the following requirements.

PRE-DEMOLITION MEETING: A pre-demolition meeting with the *building official* shall be required before submitting a permit application. For scheduling contact Dubraska Arrinda at DArrinda@miami.gov.

REQUIRED SUBMITTALS: The following Demolition Drawings prepared by a Professional Engineer shall include:

1. A dimensioned site plan indicating existing building(s) to be demolished, abutting streets, surrounding buildings, sidewalks, edges of pavement, property lines, proposed pedestrian protection structures, signage with information on demolition contractor and names/phone numbers of designated Project Manager and Superintendent.
2. Site plan with location of *exclusion zones*, defined as areas potentially affected by falling demolition debris and bounded by a line projected around the building being demolished from the highest point of structure to the ground, following a slope of 1 unit horizontal to 2 units vertical.
3. Full height building sections describing the extent of *exclusion zones*.
4. Sequence and means of demolition for each floor, including information on selected demolition equipment:
 - For floors or heights above the intersection of the *exclusion zone* line and the building or structure, small equipment such as skid steers or similar sized robotic type demolition machinery shall be used. The intent is that only small, demolished pieces are the result of work on these floors or heights. The perimeter of each floor undergoing small equipment demolition shall be enclosed by a protective screen system.
 - For floors or heights below the intersection of the *exclusion zone* line and the building or structure, conventional high reach demolition equipment techniques may be used.
5. Detailed information on methods of removal and disposal of debris between elevated levels and ground floor.
6. A Vibration Monitoring Protocol and Vibration Monitoring Action Plan may also be required.
7. Submission and approval of a Temporary Traffic Control Plan (TTCP) by Public Works, and any other governmental agency having jurisdiction over rights-of-way as applicable. Failure to comply may result in a Stop Work Order.

ADDITIONAL REQUIREMENTS:

- The permitholder shall notify the *building official* no later than 24 hours prior to the start of demolition work. The permitholder must notify the *building official* immediately if any significant incident or injury occurs at the demolition site, or to adjacent property or persons.



- The permit holder shall notify any adjacent property owners in writing of the upcoming demolition work no later than 10 days prior to the start of the actual work.
- A Special Inspector shall be engaged to confirm that the demolition processes and procedures are in accord with the permitted Engineered Demolition Plan. The Special Inspector shall also ensure that the Temporary Traffic Control Plan (TTCP)/Maintenance of Traffic (MOT) plan is properly implemented.
- The permit holder shall take all reasonable measures to prevent unauthorized access to the jobsite.
- Noise Waiver to comply with after-hours work if applicable.

IMPLOSIONS: If the method of demolition is by implosion or the use of explosives, the applicant must schedule a pre-demolition meeting with the *building official* and fire marshal for consideration and approval. Demolition of this kind will be evaluated on a case-by-case basis.

END OF BULLETIN NO. 2025-001