

Demolition

Last Modified May 29, 2019



Section 80 of the Building Act requires a person who intends to demolish the whole or part of a building to notify the local authority, the occupier of any adjacent building and the gas and electricity authorities of their intention to demolish. You must also comply with the requirements which the local authority may impose. The local authority may, by notice, require a person undertaking demolition to carry out certain works to:

- Shore up any adjacent building
- Weatherproof any surfaces of an adjacent building caused by demolition
- Repair and make good any damage to any adjacent building caused by demolition
- Remove materials and rubbish resulting from the demolition and clearance of the site
- Disconnect and seal/remove any sewers or drains in or under the building
- Make good the ground surface
- Make arrangements with the gas, electricity and water authorities for the disconnection of supplies
- Make suitable arrangements with the fire authority (and Health and Safety Executive, if appropriate) with regard to burning of structures or materials on site
- Take such steps in connection with the demolition as are necessary for the protection of the public and the preservation of public amenity

Demolition notice

The [demolition notice \[PDF 391KB\]](#) procedure does not apply to the demolition of:

- An internal part of an occupied building where it is intended that the building should continue to be occupied
- A building with a cubic content of not more than 1750 cubic feet - or 50 m³ - or a greenhouse, conservatory, shed or prefabricated garage which forms part of a larger building

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