



---

# City and County of Denver Demolition Permit Process

May 2026



# Agenda

1. Demolition permit types
2. New demolition process
3. Purpose of changes
4. Demolition permitting process steps
5. Resources and contact information





---

# Demolition Permit Types



# Demolition Permit Types

1. Full Demolition Permit (DEMO) – Complete removal of a structure.
2. Partial Demolition Permit (DEMO) – Removal of 40% or more of the total exterior wall area of a structure.
3. Non-structural, Interior Prep Demolition Permit (DEMO) – Interior demolition work that is non-structural and maintains existing fire suppression systems.





# New Demolition Process



# New Demolition Process

Effective May 4, 2026

Includes:

1. Online Permit Application
2. Demolition Permit
3. Demolition Review Process
4. Demolition Website
5. Demolition Permits Customer Service Email



# Transition Period

For Customers Currently Applying for a Demolition Permit:

You may continue with the existing process through June 1, 2026 if you have a completed Demo Affidavit Inspection.





---

# Purpose of Changes



# Purpose of Changes

Goal: Create an Online Application and Record

Result:

1. Eliminates email submittals
2. Eliminates paper applications to Denver departments.
3. Allows customers to track status of application.



# Purpose of Changes

## Goal: Automate Processes

### Result:

1. Automates routing to review groups based on project scope
2. Combines four applications into one – Demo Affidavit Inspection, Landmark, Forestry, and final submittal to obtain Demo Permit
3. Eliminates two review teams from process



# Purpose of Changes

## Goal: Reevaluate Submittal Requirements

### Result:

1. Sign-offs and inspections will be tracked on DEMO record.
2. Insurance requirements will be evaluated when you renew your contractor license.
3. Neighbor notifications will not be required to be submitted.  
Inspectors will verify sign posting.





---

# Demolition Permitting Process Steps



# 9-Step Demolition Process

1. State of CO Asbestos Approval
2. Start Utility Cut-offs
3. Apply for a Demolition Permit
4. Sign-offs Prior to Permit Issuance
5. Prepare the Site for Demolition
6. Schedule Your Site Inspections
7. Pay Permit Fees and Permit Issuance
8. Demolition
9. Schedule Your Final Inspections



# 1

## State of Colorado Asbestos Approval

Colorado Department of Public Health & Environment (CDPHE) oversees asbestos control and abatement. CDPHE ensures demolition projects comply with air pollution laws regulating asbestos and materials containing it. You must submit an application to CDPHE and get approval before you can apply for your Denver demolition permit.

A [Demolition Notification Application Form](#) and payment must be submitted to CDPHE even if no asbestos was found during the inspection.



## 2 Start Utility Cut-Offs

Utility cut-offs are required prior to permit issuance and are verified in Step 4 and Step 6.

- Water – Call Denver Water at call 303-893-2444.
- Wastewater – Apply online through [e-permits](#).
- Gas & Electric – Email the [Xcel Energy Demo Application](#) to [BCLCO@xcelenergy.com](mailto:BCLCO@xcelenergy.com). Call 1-800-628-2121 if you have questions.



# 3 Apply for a Demolition Permit

Gather documents to submit. Apply for a demolition permit online through [e-permits](#).

- First-time e-permits users will need to create an online account.
- Once signed into e-permits, click *Apply for a Permit* under *Development Services*.
- When prompted to select a permit type, select *Demolition Permit*.



# 4 Sign-Offs Prior to Permit Issuance

## Denver Water Review

Denver Water will confirm final bills have been paid, and all water service lines have been shut off, cut off, capped, or otherwise contained. To initiate Denver Water sign-off call 303-893-2444.



# 4 Sign-Offs Prior to Permit Issuance

## Floodplain Review

The Floodplain Management Group will review applications for demolition permits when the property is in a regulatory floodplain.

- Structures located in the regulatory floodplain will have special compliance requirements for rebuilds and remodels.
- Structures located in a floodway will not be allowed to be rebuilt.

Find regulatory floodplain maps at [www.denvergov.org/flood](http://www.denvergov.org/flood).



# 4 Sign-Offs Prior to Permit Issuance

## Office of the City Forester (Forestry) Review

Public right-of-way trees and trees located in the primary street and side street setbacks are required to be retained and protected.

- The Office of the City Forester (OCF) will review the site plan for existing conditions and demolition logistics.
- A tree removal permit will be required if the OCF authorizes tree removal.



# 4 Sign-Offs Prior to Permit Issuance

## Landmark Review

Landmark Preservation staff reviews total demolitions of any primary structure in the city to determine if the structure has the potential to be an individual Denver landmark.

- It is recommended (but not required) you apply for Landmark Demolition approval (LMDEMO) prior to applying for a demolition permit.



# 4 Sign-Offs Prior to Permit Issuance

## Wastewater Review

Department of Transportation & Infrastructure (DOTI) Permit Operations verifies wastewater (sewer lines) have been shut off, cut off, capped or otherwise controlled.



# 5 Prepare the Site for Demolition

## Prepare the Site

- Install a fence around the site.
- Install one sign per street frontage.
- Ensure all utilities and service lines are shut off, cut off, capped, or otherwise controlled.
- Install tree protection.



# 5 Prepare the Site for Demolition

## Notify Neighbors 10 Days Prior to Demolition

You must notify all property owners of adjacent properties 10 calendar days prior to demolition by sign posting and written notice (where required).

Adjacent properties include:

- Properties that share property lines with the subject property.
- Properties that have a property line within 20 feet of the subject property.



# 5 Prepare the Site for Demolition

## Notify Neighbors 10 Days Prior to Demolition

Written notice using the Neighbor Notification form is required if the owner of the adjacent property has a different address listed in the assessor records database than the adjacent property address to which the notification is required.

Property owner information is available at [www.denvergov.org/assessor](http://www.denvergov.org/assessor).



# 5 Prepare the Site for Demolition

## Example Sign Template

Included in Building Code Policy, Adjacent Property Notification for Construction Activities

### NOTIFICATION OF CONSTRUCTION ACTIVITY

---

ADDRESS:

SITE CONTACT NAME:

SITE CONTACT PHONE:

ESTIMATED START DATE:

CONSTRUCTION ACTIVITY INCLUDES:

- DEMOLITION
- EXCAVATION, BENCHING, AND/OR SHORING
- CONSTRUCTION



# 5 Prepare the Site for Demolition

Property Address

Owner Address

0607421017000

18 S FAIRFAX ST

MUFFLY,ALENE G TRUST

5024 W FAIR PL DENVER CO 80123



Written Notice  
Required because  
the Property  
Address and  
Owner Address do  
not match.



# 5 Prepare the Site for Demolition

## Apply for a Street-Occupancy Permit if Closing the Right-of-Way

Construction engineering approval from the Department of Transportation and Infrastructure (DOTI) is required if the demolition will impact the public right-of-way with equipment, construction/demolition materials, or if the public right-of-way is in the building's fall-zone.

Apply online through [e-permits](#).



# 6 Schedule Your Site Inspections

## Office of the City Forester (Forestry) Site Inspection

Schedule the forestry site inspection online through [e-permits](#). The inspector will verify tree protection is installed during the forestry site inspection.



# 6 Schedule Your Site Inspections

## Safe Site Inspection

Schedule your safe site inspection online through e-permits.

---

The Demolition Affidavit Inspection has been replaced by the Safe Site Inspection, and the notarized Demolition Affidavit form is no longer required when requesting an inspection.



# 6 Schedule Your Site Inspections

## Safe Site Inspection

At your safe site inspection, the inspector verifies:

- Contractor license
- Fence
- Sign
- Colorado Department of Public Health & Environment (CDPHE)  
Approval - Asbestos



# 6 Schedule Your Site Inspections

## Safe Site Inspection

At your safe site inspection, the inspector verifies:

- Utility cut-offs (gas and electric)
- Street-occupancy permit if closing the public right-of-way in the building's fall-zone.
- Demolition report from a registered design professional for buildings with common walls and buildings four stories or greater.
- Demolition report for buildings less than five feet to the property line.



# 7 Pay Permit Fees and Permit Issuance

Fees will be invoiced when all sign-offs and site inspections are approved.

The demolition permit will be emailed to the applicant once permit fees are paid.



# 8

# Demolition of Building

Safely demolish the building.



# 9 Schedule Your Final Inspections

After the demolition is complete, schedule your final inspection online through e-permits:

- Final Forestry Inspection
- Final Demolition Inspection





---

# Resources and Contact Information



# General Questions?

Email [demolitionpermits@denvergov.org](mailto:demolitionpermits@denvergov.org) if you have general demolition permitting questions.

---

Demolition Permit Website:

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections/Commercial-and-Multifamily-Projects/Demolition-Permits>



# Review Specific Questions

Accela Review	Review Group	Contact Information
Denver Water Review	Denver Water	<a href="mailto:Watersales@denverwater.org">Watersales@denverwater.org</a> 303-893-2444
Floodplain Review	Floodplain Management Group	<a href="mailto:floodplain@denvergov.org">floodplain@denvergov.org</a> 720-865-3215
Forestry Review Forestry Site Inspection Forestry Final Inspection	Office of the City Forester	<a href="mailto:forestryplanreview@denvergov.org">forestryplanreview@denvergov.org</a>
Landmark Review	Landmark	<a href="mailto:landmark@denvergov.org">landmark@denvergov.org</a> 720-865-2709
Wastewater Review	DOTI Permit Operations	<a href="mailto:dotipermitoperations@denvergov.org">dotipermitoperations@denvergov.org</a> 303-446-3759
Safe Site Inspection Final Demolition Inspection	CPD Building Inspections	<a href="mailto:Building.inspection@denvergov.org">Building.inspection@denvergov.org</a> 720-865-2505





---

# Questions?

