



CITY OF DAYTON - PLANNING DEPARTMENT

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DEMOLITION PERMITS - WHEN IS SEPA REQUIRED?

ALL permits that include demolition of a structures requires a SEPA review, if either:

1. The project does not meet the normal exemption provisions of SEPA, and/or,
2. The project includes demolition of an eligible historic structure no matter what the size.

PROCESS - The process for determination if SEPA applies to the project will be as follows:

1. A determination as to whether the project meets the normal categorical exemption provisions.
2. If the structure proposed for demolition is a possible historic structure:
 - The City will ask for documentation to determine the structure's age.
 - The City will check to see if it is listed as a historic structure, or as a contributing historic structure. If it is, submittal of a SEPA Checklist is required.
 - If the structure is 50 years old or older, then the Department of Archeology and Historic Preservation (DAHP) will be contacted to determine if it is eligible to be listed as an historic structure. (They are an "Agency with expertise" under SEPA.)
3. If the project is normally not exempt and/or if the demolition of the structure is eligible as a historic structure, then a SEPA checklist is required.
4. If it isn't eligible, then the demolition is exempt from SEPA review (*assumes no other project component require SEPA review*).

IF SEPA IS REQUIRED:

- Applicant must submit a SEPA Checklist, and
- Review Fee. Note: The current charge for SEPA review and processing fee is \$400. HOWEVER, an applicant may apply in writing for a full or partial fee waiver.

WAC 197-11-800 - CATEGORICAL EXEMPTIONS

The proposed actions contained in Part Nine are categorically exempt from threshold determination and EIS requirements, subject to the rules and limitations on categorical exemptions contained in WAC [197-11-305](#).

(2) Other minor new construction. ...

(g) The demolition of any structure or facility, the construction of which would be exempted by subsections (1) and (2) of this section, except for structures or facilities with recognized historical significance such as listing in a historic register. ...

EXAMPLES of structures which would require SEPA Checklist and review for demolition, if eligible for listing on a historic register:

- House or garage.
- Barn, loafing shed, farm equipment storage building,
- Office, school, commercial, recreational, service or storage building
- Commercial on premise signs, and public signs and signals. (Sign would need to be a structure.)