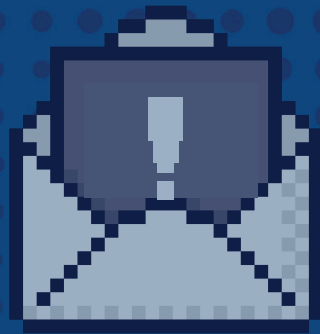


Single-Unit Dwelling Demolition Notification



Are you planning to demolish a building 50+ years old?

A Single-Unit Dwelling Demolition Notification (SUDDN) process is required if a 50+ year old single-unit dwelling* is planned for demo** and proposed new construction is a single-unit dwelling. Demolition of non-single-unit dwellings, and demolition of any building 50+ years for the construction of new non-single-unit dwellings will be subject to separate development review requirements. Not sure which route you need to take? Contact City staff at preservation@fcgov.com.

Why does this notification happen?

SUDDN gives neighbors a heads up about a potential change coming to their neighborhood and helps ensure important historic, architectural, and cultural resources are not lost without consideration. As provided for in City codes, three parties are eligible to initiate a Landmark nomination process against the wishes of a property owner: City Councilmembers, the Historic Preservation Commission (HPC), or three residents together through a petition and application. A non-owner supported Landmark nomination process can occur any time until SUDDN is complete and staff has signed off on a related demo permit application.

How do I initiate SUDDN?

Property owner(s) of record can request to initiate a SUDDN process by contacting Historic Preservation Services and submitting:

- A statement requesting the initiation of the Single-Unit Dwelling Demolition Notification Process
- A confirmation that the proposed new construction would be a single-unit residence (or otherwise not subject to Development Review) and, if available, proposed plans
- Recent photos of all sides of the house and any secondary structures proposed for demo

What happens next?

- A "Notice of Demolition" sign is posted in front of the property
- Notice is posted on the Demolition Notification website at www.fcgov.com/historicpreservation/demoliton-review, including links to any existing survey
- Notice is included in City newsletters (This Week In Development Review and Historic Preservation Matters)
- Direct notification to the HPC at their next available monthly meeting

When can a demo permit application be processed?

SUDDN is considered complete after the HPC meeting at which the notification appears. Provided that no Landmark nomination procedures have been initiated, Staff can remove any "holds" and sign off on related demo permit applications the day after the HPC meeting.

If, after completing SUDDN, an issued demo permit expires, SUDDN must be repeated. Or, if six months pass after completion of SUDDN without the issuance of a related demo permit, SUDDN must be repeated.

*This process does not apply to accessory buildings or individual mobile homes.
**Definition of "Demolition": To be considered an "alteration," a minimum of one full exterior elevation must be retained. If proposed demo exceeds this limitation, the project shall be considered as a full demolition, and SUDDN is required. (Chief Building Official memo 4/6/2023)



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