

Emergency Demolition Service



Austin Development Services | 9/22/2026

Why are we implementing this service?

- Offers a proactive approach to eliminate an imminent danger to public safety.
- Fills a missing need for an expedited process to address compromised structures threatening collapse.
- Follows best practices of other major cities like San Antonio, Dallas, etc.



What does the service offer?

- Provides an alternative to our existing demolition process.
- Activates a specialized assessment team.
- Expedites utility shut offs.
- Demolition of the structure will begin no later than 96 hours after an affidavit is signed and order is issued.



Emergency Demolition Assessment Procedure Austin

- Assigned Code Inspector alerts chain of command regarding emergency demolition candidate.
- Dangerous Premises Team which can consist of (Building Official, Fire Marshall, Engineer, Chief Building Inspector) is called out to the property to make determination.
- If deemed an emergency, an affidavit is presented to Development Services Director and Building Official for signature and order is then issued by Development Services Director and Building Official.

96 Hour Countdown Preparation



- Attempt to make contact with the property owner for demolition collaboration.
- Contact Austin Energy, Austin Water and Texas Gas service for utility shut off requests.
- Demolition contractor is contacted and scheduled if property owner is unable to accommodate deadline.
- Internal Courtesy notifications will go out to City Managers Office, Historical Preservation Office, Austin Homeless Strategies Office, Communications Office, and City Law.
- Emergency Demolition Notice will be sent to the Texas Department of State Health Services (Demolition will need to begin within 48 hours after notice is sent).
- Notices posted on property to inform the public.
- Emergency Demo Permit is issued by the Building Official.
- Warrant is obtained from Municipal Court and demolition begins.

Who is involved?



- Austin Development Services
- Austin Fire Department
- Austin Police Department
- Austin Facilities Management
- Austin Water
- Austin Energy
- Texas Gas
- Austin Homeless Strategy Office
- Austin Communications and Public Information Office
- Austin Planning: Historic Preservation Office
- Austin City Attorney's Office