Building Inspection

Building Bulletin ~ Demolition and Deconstruction Permit

Making a difference...together

The purpose of this bulletin is to inform owners, developers and contractors of the requirements for a Demolition and Deconstruction Permit for a residential or accessory building.

Demolition

The complete removal of a building or structure.

Deconstruction

The taking apart of a building or structure whereby at least 70% of the framing members of the building or structure are removed in salvageable form and are capable of being reused as framing members.

Partial Demolition

If you are demolishing only a portion of a building or structure a Building Permit is required to make alterations to the building (not a Demolition and Deconstruction Permit).

City, Provincial, Federal Codes and Bylaws

This information is provided for convenience only and is not in substitution of applicable City bylaws, Provincial or Federal codes or laws. You must satisfy yourself that any existing or proposed construction or other works comply with such bylaws, codes or other laws.

Hazardous Materials

Many older buildings contain hazardous materials including asbestos in flooring, roofing, siding, ceilings, fireproofing, pipe coverings and other insulation. Asbestos is a hazardous material. Unprotected workers exposed to asbestos contaminated air can breathe in the fibers which may cause serious health problems. Contact WorkSafe BC for health and safety information.

Final Inspection

Once a Demolition and Deconstruction Permit has been issued and the work carried out, a final inspection is required to complete the permit. Requirements for a final inspection include:

- Complete removal of structure and construction debris
- Capping of sewer or water connections
- Disconnection of any electrical and gas connections
- Site to be free from any hazards

Application Form

The Demolition and Deconstruction Permit Application is available online.

Commercial and Industrial Demolition and Deconstruction Permit

This bulletin applies to the demolition and deconstruction of a residential or accessory building. For information on obtaining a Demolition and Deconstruction Permit for a building that has been used for industrial or commercial purposes, please contact the Building Inspector at 250.360.3230 or email permitquestion@crd.bc.ca.