

Demolition – Deconstruction Permits

The purpose of this bulletin is to inform owners, developers and contractors of the requirements for a demolition or deconstruct permit.

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

Demolition: means the tearing down of buildings or structures

Deconstruction: means 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 used as framing members.

If you are demolishing only a portion of a building or structure you need to obtain a building permit (not a demolition permit) to make alterations to the building.

When applying for a demolition - deconstruction permit, the following information is required:

- Application form and payment as prescribed on Appendix F "Demolition – Deconstruction Permit Application"
- BC Assessment taxation notice to confirm legal description of the property

Once the demolition - deconstruction permit has been issued and the work has been carried out, a final inspection will be required to close the file.

Requirements for a final inspection include:

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

Building Inspection

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Be advised that many older buildings contain hazardous materials including asbestos in flooring, roofing, siding, ceilings, fireproofing, pipe coverings and or 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 www.worksafebc.com for health and safety information.

Please note that this only applies to the demolition – deconstruction of residential or accessory buildings. For information on obtaining a demolition permit for a building that has been used for industrial or commercial purposes please contact the chief building inspector at 250.360.3230.