



Bulletin: Demolition Permit Requirements

Purpose

To make building contractors and the general public aware of the requirements for Demolition projects.

From [Building Bylaw No. 2273](#)

Demolition

7.8 Prior to obtaining a *permit to demolish a building or structure*, the *owner* must:

- (a) provide to the District a vacancy date;
- (b) pay capping and inspection chamber installation fees as set out in the District's bylaws governing waterworks and sewer; and
- (c) ensure that all municipal services and other services are capped and terminated at the property line in a District standard inspection chamber and valve arrangement to the satisfaction of the Inspector.

7.9 Every *owner* must ensure that, on completion of all demolition procedures, all debris and fill are cleared, and the *site* is levelled or graded, or made safe if levelling and grading are not possible.

Notice

7.10 Every *owner* must, at least 48 hours prior to commencing work at a *building site*, give written notice to a *building official* of the date on which the *owner* intends to begin such work.

Demolition Requirements

- Demolition Permit from Building Dept.** – to ensure the site where the building is removed is restored to a safe condition after removal.
 - [Building Application](#) provided for demolition permit – information required as per Conditions of Permit listed below. Please confirm with the [Planning Department](#) that your application does not require a Development Permit (Hillside, Riparian, and/or Environmental, etc.). **All Demolition applications** must be accompanied by a [Hazardous Materials Form](#) .
 - A **Site Disclosure Statement and Site Profile**: is required to be filled out for a property when applying for a Building Permit unless exempted. Exemptions include: just demolitions, installing or replacing underground utilities, fencing or signage, paving or landscaping. This form will only be sent to the Site Registrar if the site has been used for industrial or commercial purposes as specified within the Regulation and Schedule 2. Copies of all Disclosure Statements will remain in the Building Permit file for future reference.
 - For clarification see the BC Government website resources for **Contaminated Sites Regulation** for exemptions [Division 3, Exemptions – persons applying to municipalities section 4.2 (1) - (3)] at https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/375_96_01#section2.1 and the fillable online **Site Disclosure Statement** if required at



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<https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/identifying-sites-that-may-be-contaminated> .

- Building Permit Application submitted complete with supporting documents.**
 - Provide a dimensioned Site Plan** which includes all buildings, **label** their Occupancy/Building type and if they are an accessory building, their dimensions, landscape features such as retaining walls and pools, covenants, right-of ways, and easements. **Indicate all Structures to be demolished.**
 - Clearance Letter** for abatement of any items noted in the Pre-Demo Hazardous Materials Assessment.
 - Vacancy date** provided.
 - Safety measures** at construction and demolition sites to be in accordance with Division B - Part 8 of the BC Building Code and WorkSafe BC.
- Demolition Permit** issued.
- Waste Disposal:** Construction waste to be taken to the Kelowna (Glenmore) Landfill. See link to determine which products are acceptable wastes as well as fees and other information. <https://www.kelowna.ca/city-services/waste/glenmore-landfill>
- Call for an inspection when the demolition is complete, and the site is restored to a safe condition.** Call the Building Inspector at 250-767-3709 or email building@peachland.ca
- Water & Sewer Service Application and Permit from the Operations Dept.**
 - Contact the **District Operations Department** for service disconnects and further information. 250-767-2108 | Engineering Tech: mgraebner@peachland.ca
 - Permit(s) Issued** for disconnects.
 - [Water & Sewer Service Application](#) provided for decommissioning and/or new services.
 - Final inspection by Operations and notification given to the Building Department that work is complete.
 - Contact all other relevant Utility providers** for service disconnects and further information including utility billing. (Hydro, telephone, gas, cable etc.)
 - Please be advised that it is the responsibility of the applicant to ensure that all Utility Companies are notified, and all services are disconnected at the property line and/or at the building by the Utility Company **PRIOR TO** the commencement of the demolition.
- Utility Billing Account and Disconnection:**
 - The **Utility Customer/Account Holder** must apply to finalize their utility billing account.
 - The **Property Owner** must apply for disconnection/service removal of utility services.



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WorkSafe BC

WORK SAFE BC

WorkSafe Bulletin

Asbestos hazards in demolition, renovation, and salvage

Asbestos causes more worker deaths than any other workplace disease – what can you do?

Asbestos is extremely hazardous to people's health. Demolishing or renovating houses containing asbestos products can release asbestos fibres, which are extremely fine and can stay in the air for hours.

Unprotected workers exposed to asbestos-contaminated air can breathe in the fibres. This may cause serious health problems, such as lung disease and cancer.

What is asbestos?

Asbestos is a strong, fire-resistant mineral fibre. In the past, asbestos was used as insulation against heat or noise, and for fire protection. It was also added to materials such as cement and plaster to give them more structural strength.

Where was asbestos used in older homes?

Until the late 1980s, more than 3,000 products containing asbestos were used in house construction. The drawing on the back of this page shows potential sources of asbestos once commonly used in residential construction. When demolishing or renovating older houses, there is a high probability of encountering asbestos-containing materials, which may release asbestos fibres and put unprotected workers at risk.

What are my responsibilities as an employer or owner/builder?

You are responsible for ensuring the health and safety of all workers present at your workplace. You are also responsible for protecting the public from any asbestos-contaminated air.

When doing any demolition, renovation, or salvage work, you must follow WorkSafeBC OHS regulations, specifically Part 20: Demolition and Part 6: Asbestos.

What do I have to do before demolishing, renovating, or salvaging buildings or structures?

1. You must have a qualified person inspect the site to identify any asbestos that may be handled, disturbed, or removed. OHS Guideline G6.6-3 outlines the acceptable qualifications for persons conducting asbestos hazard assessments.

2. You must submit to WorkSafeBC a Notice of Project form for asbestos at least 24 hours before any asbestos removal or other work begins.
3. You must have trained and qualified asbestos-removal workers properly remove and dispose of all material containing asbestos.

You should receive written confirmation that the asbestos specified for removal on the Notice of Project form has been properly removed.

For more information, refer to OHS Guideline G20.112, which explains the hazards associated with the uncontrolled release of asbestos. It also provides information on the following topics:

- What constitutes a compliant asbestos inspection.
- Arranging for and confirming the safe removal of asbestos.
- What to do if you encounter more materials suspected to contain asbestos during demolition or salvage work.

What should I do if I find more asbestos-containing material once work has started?

Stop work immediately. Have trained and qualified asbestos-removal workers properly remove these materials before resuming work.

Where can I find additional information about asbestos and Notice of Project forms?

You can submit a Notice of Project form online at worksafebc.com. Asbestos survey and removal companies can be found in the Yellow Pages under Asbestos Abatement & Removal, Health & Safety Consultants, or Environmental Consultants.

For more information about asbestos and what your responsibilities are, check out hiddenkiller.ca or go to worksafebc.com for the following resources:

- *Safe Work Practices for Handling Asbestos* booklet
- Safety at Work Construction webpage
- OHS Guideline G6.8: Procedures for abatement of asbestos-containing material during house and building demolition/renovation

WS 2003-03
Rev. March 2014

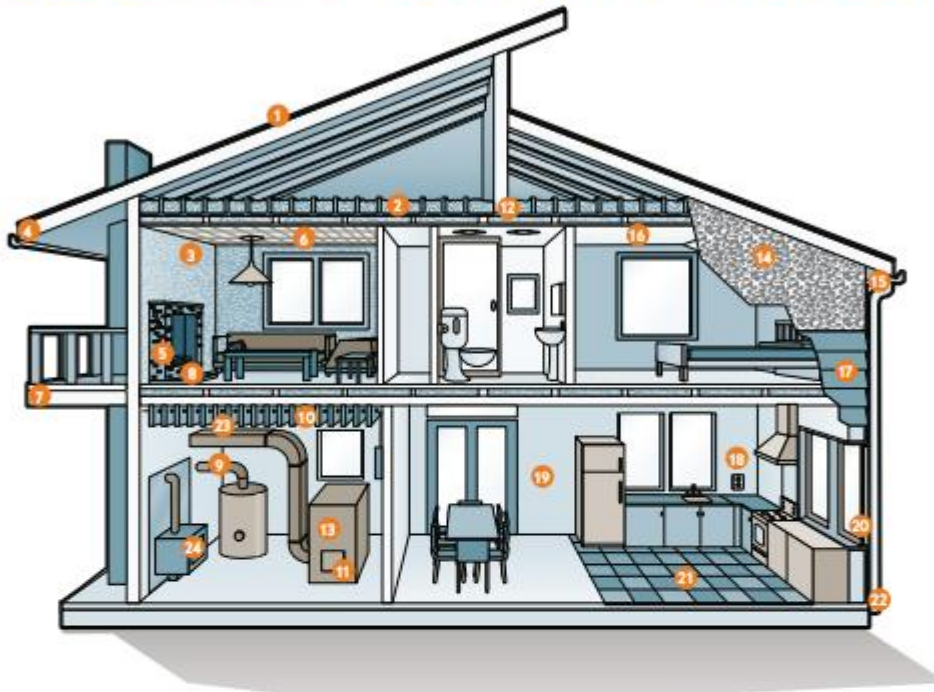
WorkSafeBC Prevention Information Line: 604.276.3100
or toll-free 1.888.621.SAFE (7233)

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Potential sources of asbestos in the home.



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|---|---|--|---|
| 1 Roof felt and shingles | 9 Pipe insulation | 15 Soffit boards can be made of asbestos cement or asbestos insulating board | 20 Window putty |
| 2 Loose, blown-in insulation, such as vermiculite | 10 Main panel and fuse box; each fuse wire has an individual asbestos flash guard | 16 Textured or stipple-coated walls and ceilings | 21 Flooring: vinyl tiles and linoleum sheet flooring; flooring adhesive |
| 3 Incandescent light fixture backing | 11 Door and gasket covers | 17 Asbestos cement (transite) board siding and undersheeting | 22 Downpipes can be made of asbestos cement |
| 4 Roof gutters can be made of asbestos cement | 12 Backing behind recessed lighting | 18 Outlets and switches | 23 Insulation on electrical wires |
| 5 Artificial fireplace logs and ashes | 13 Boiler and furnace insulation | 19 Gypsum board filling compound, and patching and joint compound for walls and ceilings | 24 Heat reflector for wood stove |
| 6 Acoustic tiles | 14 Asbestos can be found in stucco | | |
| 7 Deck under-sheeting | | | |
| 8 Asbestos pad under the fireplace hearth | | | |

Please note: This floor plan depicts a typical older home. Asbestos use has declined significantly; homes built before 1990 are more likely to contain asbestos products.



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Bylaw References & BC Laws

[Building Bylaw No. 2273](#)

[Zoning Bylaw No. 2100](#)

[Traffic Bylaw No. 1856](#)

[Water Regulations Bylaw No. 1896](#)

[Sewer User Regulation Bylaw No. 1486](#)

BC Laws – Government of BC

[Environmental Management Act - Contaminated Sites Regulation](#)

[Site Disclosure Statement](#)

[Schedule 2](#) from the Contaminated Sites Regulation

Safety References

[WorkSafeBC](#) 1-888-621-7233

[Asbestos Hazards in Demolition, Renovation, and Salvage](#) Review this bulletin.

[Safe Work Practices for Handling Asbestos](#)

[Safe Work Practices in Residential Construction](#) For information see pages 23-32 for Hazardous materials, substances and products; and pages 48-52 for Demolition and renovation requirements.

[OHS Regulation](#) – Searchable to find Part 6 and Part 20

[Call Before you Dig](#) 1-800-474-6886

[Do I need to submit a Notice of Project ?](#)

[Notice of project](#)

[Completing and Submitting Site Profiles](#)

[Site Remediation in BC](#)

Please note: Building Bulletins are prepared to provide convenient information for clients and should not be considered a replacement for reviewing the bylaw or associated legal documents. If there is any contradiction between this guide and relevant municipal bylaws and/or applicable codes, please refer to the bylaws and/or codes for legal authority.

Contact Information

District of Peachland

PLANNING AND DEVELOPMENT | 5806 Beach Ave Peachland BC V0H 1X7

BUILDING DEPARTMENT PH 250 767 3709

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