



## Demolition Permits

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**Purpose:** To inform property owners of:

- The availability of a building permit for the sole purpose of demolishing a building or parts thereof,
- Requirements to obtain a building permit prior to commencing demolition of buildings or improvements requiring demolition;
- Authority of the UEL Manager as it relates to the demolition of buildings; and
- Resources that owners, authorized agents, and contractors may consider during demolition to help reduce construction waste and recycle and reuse existing building materials.

**Requirements:** Section 7 of the UEL's [Land Use, Building and Administration Bylaw](#) (LUB) defines requirements of owners to apply for and obtain a development permit prior to altering buildings or other improvements. Section 8 of the UEL's LUB defines requirements for owners to apply for and obtain a building permit prior to commencing demolition of buildings or other improvements. Fees for obtaining a demolition permit are defined in the UEL's [Fees Bylaw](#).

Buildings and improvements covered in this Policy include single-family and multi-family homes as well as accessory buildings that are more than 10 square meters. Fencing and landscaping are not included.

Measures shall be taken during demolition to protect the public and the environment in conformance with Section 5.6. of Division B of the [British Columbia Fire Code](#) and 8.2 of the [BC Building Code](#). A demolition plan shall be submitted at time of application for the demolition permit that includes:

- Site plan and architectural plans documenting scope of works;
- Fencing, boarding and barricades plan;
- Work shutdown plan;
- Protection of adjacent properties plan;
- Safe passage past site plan;
- Overhead activities plan;
- De-watering of site plan;
- Erosion and sediment control plan;
- Tree protection plan (for both public and private trees);
- Hazardous materials plan;
- Waste management plan; and,
- Restoration and repair of site and adjacent public property plan.

**Requirements in SF-1 and SF-2 Zones:** No building permit will be issued for demolition unless and until:

- (a) A development permit authorizing the new development has been issued; or
- (b) In the opinion of the UEL Manager, a permit for demolition is required for the protection of public health and safety.

**Requirements in MF-1 and MF-2 Zones:** In multi-family zoned areas, additional requirements are defined in the LUB that no building permit shall be issued for demolition unless and until:

- (a) a development permit authorizing the new development has been issued;
- (b) notice of the proposed demolition, and the notice of the end of the tenancy agreement to the tenant, shall not be issued unless and until the development permit has been issued;
- (c) all tenants have vacated the building voluntarily or six months have elapsed;
- (d) a minimum ratio of 1:1 replacement of the rental housing units is provided in areas zoned MF-1 and MF-2 when the demolition of a rental housing unit is proposed on any site with three or more existing rental housing units (see [LUB](#) for further rental protection requirements).

**Lot Subdivisions and Non-conforming Uses in All Zones:** When lots are consolidated (subdivided) and structures no longer conform to the UEL [LUB](#), a development permit, as per section 7.1 (a), is required to demolish the non-conforming building(s). For example, if two SF lots are consolidated where each lot has one dwelling, the owner and/or authorized agent must apply for a development permit before demolishing any structure. In cases where one lot is being used for the purposes of an extended lot, or where the second dwelling remains on the adjoining lot, a development permit for the consolidated lot must show all landscaping and conform to all applicable UEL Bylaws and policies. Once the development permit for the consolidated lot is approved then a building permit to demolish the non-conforming structure(s) can be applied for.

**UEL Authority:** The Manager may cancel or suspend a building permit where the property for which the permit is issued is in violation of any other provision of the LUB. The Manager may issue a Stop Work Order to immediately suspend or correct all or any portion of the work on any building by attaching a notice at the property whenever it is found that the work is not being performed in accordance with the B.C. Building Code or any Bylaw of the UEL.

**Enforcement:** The UEL may consider a range of enforcement approaches, depending on the extent of noncompliance. Enforcement options for building permit non-compliance may include:

- Liens on Title;
- Provincial Court Orders to remove structures and/or issue fines;
- Withholding of occupancy permits and/or business licences;
- Working with partner agencies including Technical Safety BC, WorkSafe BC and the Vancouver Fire Rescue Services to impose fines; and,
- Suspension of waste collection services to the offending property.

If the property owner and/or authorized agent has a permit application (development or building

permit) in process during a time in which a dwelling they own and/or have agency over contravenes this policy, the Manager may suspend or put the permit on hold or halt the review of permit applications until the conditions of the above policy are met.

**Demolition Best Practices and Information Resources:** UEL encourages applicants to reuse and recycle as much material as possible. Additional information resources are noted below.

- [Construction industry waste toolkit, case studies, and regulations \(Metro Vancouver\)](#)
- [Clean wood disposal ban \(Metro Vancouver\)](#)
- [Demolition, land clearing, and construction waste management toolkit \(Metro Vancouver\)](#)
- [Guideline to managing lead-containing construction and demolition waste in BC \(BC Ministry of Environment\)](#)
- [Lead-containing paints and coatings: preventing exposure in the construction Industry \(WorkSafeBC\)](#)
- [Occupational Health and Safety \(OHS\) Regulation \(WorkSafeBC\)](#)
- [Safe Work Practices for Handling Asbestos \(WorkSafe BC\)](#)
- [Recycling facilities \(Recycling Council of BC database\)](#)

**Limitations:** This information is provided for clarification purposes only and is not in substitution of any applicable Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence.

**For More Information:** More information may be obtained at <http://www.universityendowmentlands.gov.bc.ca>

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