



## Demolish an existing building or structure on a multi-unit, commercial, industrial or institutional property

In order to demolish a building or structure larger than 10 m<sup>2</sup> (108 ft<sup>2</sup>), a demolition permit application is required. If you are demolishing only a portion of a building or a structure or demolishing interior partitions, you need to obtain a building permit (not a demolition permit) to alter the building.

### Prior to demolishing the building, you must:

- Be issued a demolition permit;
- Determine whether a [Highway Use Permit](#) is required;
- Protect any trees on-site (inspection required); and
- Cap existing service connections at the property line (inspection required).

Once the above is completed, you can proceed with demolishing the structure and completing the final inspections to have your deposit returned.



**If the building is a protected heritage building, your demolition permit may be withheld in accordance with a heritage agreement or the *Local Government Act*. Contact the Application Centre for more information.**

Helpful resources to plan your demolition work and responsible disposal:

- [Safe Work Practices for Handling Asbestos \(WorkSafe BC\)](#)
- [Occupational Health and Safety \(OHS\) Regulation \(WorkSafeBC\)](#)
- [Construction & Demolition Waste \(Metro Vancouver\)](#) – see their toolkit
- [Clean Wood Disposal \(Metro Vancouver\)](#)
- [Guideline to Managing Lead-containing Construction and Demolition Waste in BC \(Ministry of Environment\)](#)
- [Local Recycling Facilities Database \(Recycling Council of BC\)](#)

### **BC One Call**

It is the responsibility of the owner and/or contractor to locate and disconnect all services prior to commencement of any demolition or construction activities. You can call BC One Call at 1-800- 474-6886 and they will locate those buried services for you. You can visit the website of BC One Call for more information at: <https://www.bc1c.ca/>.

### **WorkSafe BC**

Before applying for a demolition permit, property owners should contact WorkSafe BC to determine if a hazardous materials assessment needs to be done. For more information, please refer to Section 20.112 and 20.113 of the Occupational Health and Safety Regulations (B.C. Regulation 296/97). Or contact WorkSafe BC at or phone 604-276-3100

## Submitting a Demolition Permit Application:

Apply and pay the application fee online at [deltaonline.ca](https://deltaonline.ca). See minimum submission requirements below.

Submission Requirements:		
Document	Required?	Description
Form – Owner’s Undertaking (Schedule 2) and Authorization (Schedule 3)	Required	All owners listed on title of subject property must sign the owner undertaking and authorization form.
Form – Multi-Unit, Commercial, Industrial and Institutional Demolition	Required	All fields on the form must be completed.
Form – Rodent Inspection and Control Declaration	Required	Declaration from a qualified and licensed pest management professional regarding status of pests and management techniques used to control infestations.

## What to Expect:

Following submission of a completed Demolition Permit application:

1. Delta Staff will contact the applicant when the permit is ready to be issued.
2. Review the conditions of the demolition permit, sign the permit and return to the Application Centre.
3. Install tree protection fencing for any retained trees (a separate [Tree Removal Permit](#) application is required if any trees are proposed to be removed) and book the tree protection inspection.
4. Cap services at the property line and schedule the service capping inspection online.
5. Demolish the buildings/structures and schedule the demolition inspection online.



604.946.3380



Development Department  
City of Delta  
4500 Clarence Taylor Crescent  
Delta BC V4K 3E2



[Development@delta.ca](mailto:Development@delta.ca)

**Need more help? Contact or visit the Application Centre!**