



Demolish an existing house, accessory building or swimming pool and cap existing service connections

In order to demolish a house, swimming pool, or an accessory structure larger than 10 m² (108 ft²), a demolition permit application is required. A security deposit will be required to maintain the municipal curb, gutter and roadway during demolition. **Prior to demolishing the building, you must:**

- Be issued a demolition permit (can be sent via email);
- 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 your house 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.

If the property is on a steep slope, a geotechnical report will be required. You can check DeltaMap or contact the Application Centre to confirm if the property is on a steep slope.



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 \(Recycling Council of BC\)](#)



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Need more help? Contact or visit the Application Centre!

Submitting a Residential Demolition Permit Application:

Apply and pay the application fee online at 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(ies) must sign the owner undertaking and authorization form.
Form – Residential Demolition	Required	All fields on the form must be completed.
Certificate of Insurance	Required	Insurance must name Delta as an additional insured, include the address of the construction site and include \$5,000,000 liability coverage.
Form – Rodent Inspection and Control Declaration	Required unless only demolishing a swimming pool	Declaration from a qualified and licensed pest management professional regarding status of pests and management techniques used to control infestations.
Geotechnical Report	Required for property on a steep slope	The geotechnical report must be prepared, signed and sealed by a qualified geotechnical engineer and must follow the “ Guideline for Geotechnical Requirements in Steep Slope Areas of Delta ” (see link).

What to Expect:

Following submission of a completed Residential Demolition Permit application, the applicant must:

1. Pay the required security deposit(s) and sign the permits.
2. 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.
3. Cap services at the property line and book the service capping inspection.
4. Demolish the buildings/structures and book the demolition inspection.
5. Book the boulevard inspection to have your security deposit(s) returned to you.