



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 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:**

- Provide plans for demolition, traffic management and erosion & sediment control;
- 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 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 \(Recycling Council of BC\)](#)



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Need more help? Contact or visit the Application Centre!

Submitting a 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 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.
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	Declaration from a qualified and licensed pest management professional regarding status of pests and management techniques used to control infestations.
Demolition Management Plan	Required	Plan outlining the deconstruction process proposed for the site including methodology, expected duration of work as well as safety and mitigation measures (environmental, noise, etc.).
Erosion and Sediment Control Plan	Required	An Erosion and Sediment Control Plan lays out the steps to prevent a discharge of sediment-laden water from a construction site into the stream and drainage system.
Traffic Management Plan	Required	The Traffic Management Plan provides for the safe passage of pedestrians, cyclists and vehicular traffic around a demolition site with as little inconvenience, impact and delay as possible and with minimal on-street footprint. Activities should be coordinated with other major projects and events affecting the area.

What to Expect:

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

1. Pay the required security deposit(s)
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 book the service capping inspection.
5. Demolish the buildings/structures and book the demolition inspection.
6. Book the boulevard inspection to have your security deposit(s) returned to you.