Demolition Permits & Discontinuing Service Connections

Single Detached Dwellings

Demolition Permit Application form must be accompanied by:

- ☐ Fee and deposit(s)
- ☐ Schedule 2
- ☐ Schedule 3 (if applicable)
- ☐ Certificate of Insurance (naming Delta as an additional insurer, address of construction site and $5,000,000 liability insurance)
- ☐ Rodent Inspection and Control Declaration

Demolition cannot take place until Tree Protection and Capping of Services Inspections are accepted.
Once the Demolition and Highway Use Permits have been issued, the Applicant must schedule the following inspections online in the order listed:

1. **Tree Protection Inspection:**
   Inspector will attend the site, determining that all required trees have been protected as per Tree Bylaw.
   Notes:
   - **The tree inspection must be accepted before scheduling the capping of services inspections.**
   - **Only minimum excavation work to expose the services will be permitted on the site at this stage in the process. Any excavation work done within the tree protection zone will require an arborist assessment report.**
   - **The demolition permit does not constitute a tree cutting permit. If a tree cutting permit is required, it must be obtained prior to removal of any trees, or alternatively all trees on site must be protected.**
2. **Capping of Services:**
   Inspector will attend the site, determining that the services (Sanitary, Storm, and Water) have been disconnected and capped in an approved manner.
   Notes:
   - **The applicant must expose and disconnect/cap the sanitary, storm and water services at the property line and must place marker stakes to identify the location of the services as follows: Water (Blue); Sanitary (Red); Storm (Green).**
   - **The capping of services inspection must be accepted before the applicant is permitted to proceed with demolishing the structure.**
3. **Demolition Inspection:**
   Inspector will attend the site, determining that the lot is clear and all conditions of the Demolition Permit and Highway Use Permit have been met.
4. **Boulevard Inspection:**
   Inspector will attend the site to determine whether any damage has occurred to: sidewalks, curbs, boulevards, etc.
   Note: This inspection may take place at the same time as the Demolition Inspection. Damage deposit will be released with Inspector's acceptance of this inspection.

Additional Information:

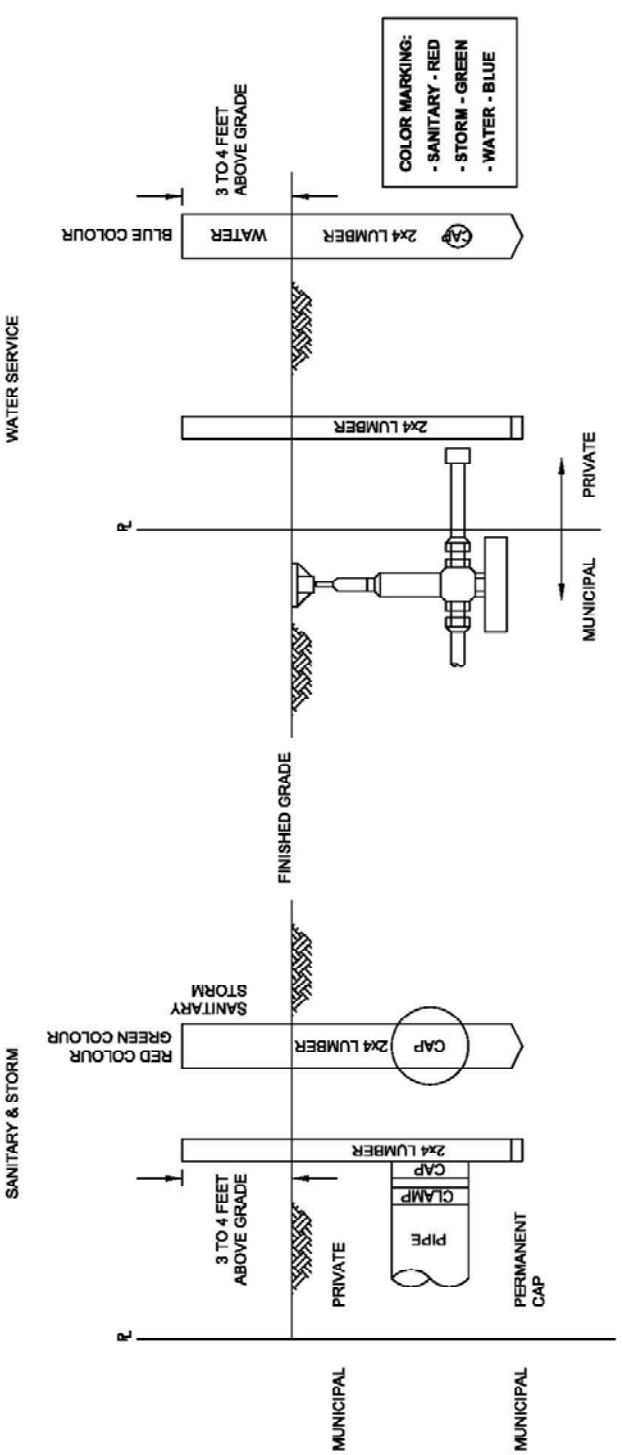
- In archaeological sensitive areas, please see separate handout prior to any digging or excavation on the property.
- At the Building Permit stage, Delta crews will replace or renew any 100 mm sanitary or storm services greater than 25 years old, and any 19 mm water service greater than 25 years old by installing a new service from the city main to your property line. For 100 mm sanitary and storm services, the flat fee will include the installation of an inspection chamber near the property line. Water service connection that is 19 mm or less installed at property line for a serviced lot, including meter chamber and components, the flat fee service rates are: water service $4,547, sanitary service $5,189 and storm service $2,950.
- For 19 mm water services *less than* 25 years old, Delta crews will perform an actual cost installation of a water meter on the existing service. For this work a deposit of $2100 will be required, although you will be billed the full cost of this work, which may result in a refund or additional cost.
- For disconnection of service(s) a deposit will be required, although you will be billed the full cost of this work, which may result in a refund or additional cost.
- The City may choose to defer replacement of services for such reasons as recent road paving, etc. The flat fee will still be collected.

A demolition must not occur until a demolition permit application has been submitted, permit fee paid, the services capped and an approved demolition permit and highway use permit issued.

- Highway use permit is required.
- A protective barrier must be constructed to protect trees on the property and this must be inspected by a Development Technologist.
- Protection of storm system/silt fence/bag catch basins (on and off site).
- In archaeological sensitive areas, applicant requires an archaeological survey report prepared by a BC Association of Professional Consulting Archaeologist prior to any digging or excavation on the property.
- Prior to issuing a Demolition Permit, the City of Delta requires property owners to provide a report by a qualified Pest Control company certifying that all buildings and structures have been inspected for pest infestation, specifically rats, and that if any were found, measures have been taken to remove them.
- Applicable fees and deposit will be collected at time of permit issuance. If all serviced structures on the property are being demolished, the applicant will be required to cap all existing sanitary, storm and water services at the property line. The applicant must expose and disconnect/cap the sanitary, storm and water services and provide confirmation to their assigned Development Technologist. In instances where a water service requires shutting off, applicants should call Engineering at 604-946-3260 for assistance.
- Where more than one building exists on a property and shall remain after demolition, on-site discontinuation will be required by the applicant. The applicant must expose and disconnect/cap the sanitary, storm and water services, and provide confirmation to their assigned Development Technologist. In instances where a water service requires shutting off, applicants should call Engineering at 604-946-3260 for assistance. The work is to be done in accordance with the BC Plumbing Code.
- The applicant must place marker stakes to identify the location of the services as follows: Water (Blue); Sanitary (Red); Storm (Green). This will assist municipal forces when new services are installed and old services permanently discontinued or upgraded as part of a building permit application.

At building permit stage, new services will be installed as required. Existing services over 25 years old and those not suitable for the application will be permanently discontinued and new services installed at actual cost. Services under 25 years old and suitable for the application may remain.

CAPPING OF SERVICES PRIOR TO DEMOLITION



ALL SERVICES TO BE PERMANENTLY CAPPED AND STAKED WITH COLOUR CODED, 2 BY 4 WOOD EXTENDING 3 TO 4 FEET ABOVE GRADE. ONCE INSPECTED AND APPROVED YOU CAN PICK UP YOUR DEMOLITION PERMIT. **DO NOT DEMOLISH THE STRUCTURE UNTIL YOU HAVE PICKED UP YOUR DEMOLITION PERMIT.**

Excerpt from ***Land Development Guidelines for the Protection of Aquatic Habitat***

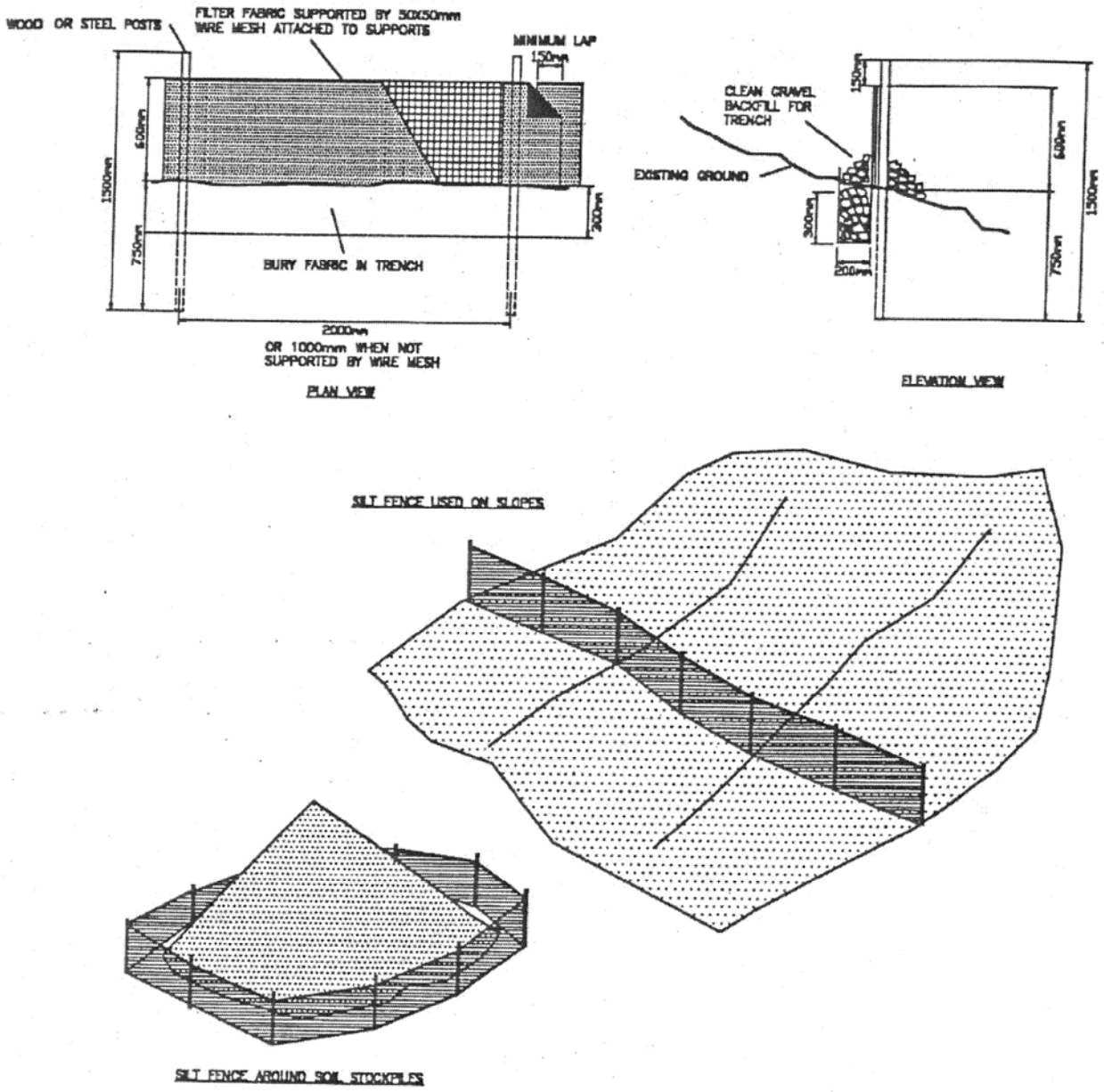
Produced by the Habitat Management Division of the Department of Fisheries and Oceans and the Integrated Management Branch of the Ministry of Environment, Lands and Parks.

Silt Fences

Silt Fences are related structures provide an effective filter for sediment-laden runoff from eroded slopes and surfaces. The fine openings do not allow the passage of sediment coarser than about 0.02 mm. Silt fences are effective boundary control devices, trapping the sediment close to the erosion source and preventing mobilization into runoff, but have a limited sediment retention capacity. Figure 3.3 illustrates some typical applications using silt fences for erosion control, and design parameters.

- Silt or filter fences should be installed on the lower perimeter of slopes (lower 1/3 to 1/2 of site) and areas where the erodibility is high and/or it is desirable to contain waterborne movement of eroded soils. Such areas include the bottom of cut or fill slopes, material stockpiles and disturbed natural areas.
- Filter fabric or geotextile may be a pervious sheet or slit film woven polypropylene, nylon, polyester, or ethylene yarn, having the following properties:
  - Minimum Filtering Efficiency 90%
  - Minimum Flow Rate $0.012 m^3/m^2/minute$
  - Minimum Grab Tensile Strength 700 N.
  - Minimum Equivalent Opening Size 0.15 mm (median 0.21 mm)
- If standard strength filter fabric is used it must be backed by a wire fence supported on posts not over 2.0 meters apart. Fabric joints should be lapped at least 0.15 meters and stapled. The bottom edge should be anchored in a 0.30 meter deep trench, or some equivalent manner, to prevent flow under the fence.
- If the filter fabric decomposes or becomes ineffective, it must be replaced and the fence repaired.

Figure 3.3 Typical Silt Fence Construction and Applications



Guidelines for Control of Deleterious Substances

Common deleterious substances: sediments, raw and uncured concrete, mortar, glues, paints, lubricants, organic and inorganic contaminants, fuels and oils, can have detrimental or toxic effects on the aquatic environment and fish life (see Appendix 1 for definitions of "deleterious substances"). In most instances, the control of these substances can be dealt with through an awareness of their detrimental effects, the practice of good housekeeping (i.e. daily site clean ups, use of disposal bins, etc.) on the development project site, and the proper use, storage and disposal of such substances and their containers. The following control guidelines should be reviewed by the developer and construction contractor to ensure no deleterious substances are released into fish habitat.

- Raw or uncured waste concrete and grouts should be disposed of by removal from the development site or by burial on the site in a location and in a manner that will not impact on a watercourse.
- Wash down waters from exposed aggregate surfaces, cast-in-place concrete and from concrete trucks should be trapped onsite to allow sediment to settle out and reach neutral pH before the clarified water is released to the storm drain system or allowed to percolate into the ground (approximately 48 hours).
- Fuels, lubricants and hydraulic fluids for equipment used on the development site should be carefully handled to avoid spillage, properly secured against unauthorized access or vandalism and provided with spill containment according to codes of practice.
- Fuelling and lubricating of equipment onsite should only be done after the equipment to be serviced is moved to a constructed service pad with a separate drainage collection system, as far as possible from detention or sedimentation facilities and leave strips.
- Any spillage of fuels, lubricants or hydraulic oils should be immediately contained and the contaminated soil removed from the site and properly disposed of in accordance with the federal Department of Environment – Environmental Protection (DOE/EP) and the provincial Ministry of Environment, Lands and Parks – Environmental Protection Division (MOELP/EPD) requirements. Any spills should be reported immediately to DOE/EP (phone: 666-6100) and MOELP/EPD (phone 1-800-663-3456) for their counsel on appropriate clean up procedures.
- Hydraulic fluids for machinery used for in stream work should be biodegradable in case of accidental loss of fluid
- Waste oils and hydraulic fluids should be collected in leak-proof containers and removed from the site for proper disposal or recycling.
- The rinse and cleaning water or solvents for glues, paints, wood preservatives, and other potentially harmful or toxic substances on the development site should be controlled so as to prevent leakage, loss or discharge into the storm drain system.
- Gypsum board wastes must be removed from the project site, preferably to a recycling facilities, or an approved disposal sites (disposal of gypsum board wastes by burying onsite is not permitted).
- Wood wastes, such as hog fuel, sawdust and wood chips, are not acceptable fill material because of the potential release of toxic leachates from these wood wastes into the aquatic environment.
- Where land is being redeveloped and there is contamination of the site, those contaminants must be removed, disposed of, or otherwise neutralized, as prescribed by DOE/EP and MOELP/EPD, prior to proceeding with redevelopment of the affected lands. Potential mitigation and costs of contaminant removal are the responsibility of the land owner.

Guidelines for Development Site Access

Significant release of sediments to the drainage systems and receiving waters can be caused by site access development and lack of control during land development and building construction activities. Included in the design of proper site access for minimizing potential impacts are:

- Construction site accesses should be restricted in number and to locations that will serve as permanent access after development.
- Access pads and roads should be constructed prior to site area development, and in a manner that will prevent the loosening of native subsoil.
- Access roads should be constructed or topped with a suitable coarse, granular material with a minimum of fines and clays. Non-woven geotextile is recommended as a separation layer over the native subgrade. Organic topsoil should be stripped prior to road construction if possible and removed offsite or stockpiled.
- Wood wastes, such as hog fuel, sawdust and wood chips are not acceptable for the construction of access roads and support operations because of the potential release of toxic leachates from these wood wastes into the aquatic environment.
- Runoff from the access roads should be collected via interceptor ditches or swales. These flows should be routed to sediment ponds to allow the settling of sediments before release to the drainage system.
- Sweeping of loose soils from surfaced streets is recommended over water flushing to prevent soil entry into storm drains and the aquatic environment.
- Transport of excavated materials from the site should limit spillage on adjacent road surfaces and dropping of loose soils in the form of dust or mud from wheels, tracks and undercarriages of equipment.

Guidelines for Single Lot Development

The objective during the development of an individual lot is to minimize erosion and release of sediment offsite by controlling the development and construction activities. Single lot erosion and sediment control measures include: planning the construction access, minimizing clearing and grading activities, control of excavated soil stockpiles, surface and slope preparations, and surface runoff control.

Site layout and Clearing

Individual lot development should be designed and constructed to have regards to the general principles of erosion, and sediment control.

Specifically:

- Design and layout of the building site to minimize impervious areas.
- Retain existing vegetation and ground cover where possible.
- Schedule construction to dry months of the year.
- Restrict vehicle access and provide a surface working area of crush gravel; 4.5m wide and length to suit construction site.
- Minimize clearing and stripping of setbacks and easements.
- Clearly mark building area and clearing boundaries onsite.
- Road surface sweeping when required, with no flushing loose dirt off to roadways.

Soil Erosion Control

Surface soil erosion from individual lots and building sites is generated mainly from soil excavations and graded areas. To minimize erosion onsite the following should apply:

- Cover temporary fills or soil stockpiles with polyethylene, or tarps, and provide silt fencing around stockpiles.
- Re-vegetate or final landscape disturbed areas as soon as practically possible.
- Limit machine access and operation to prepared access areas only.

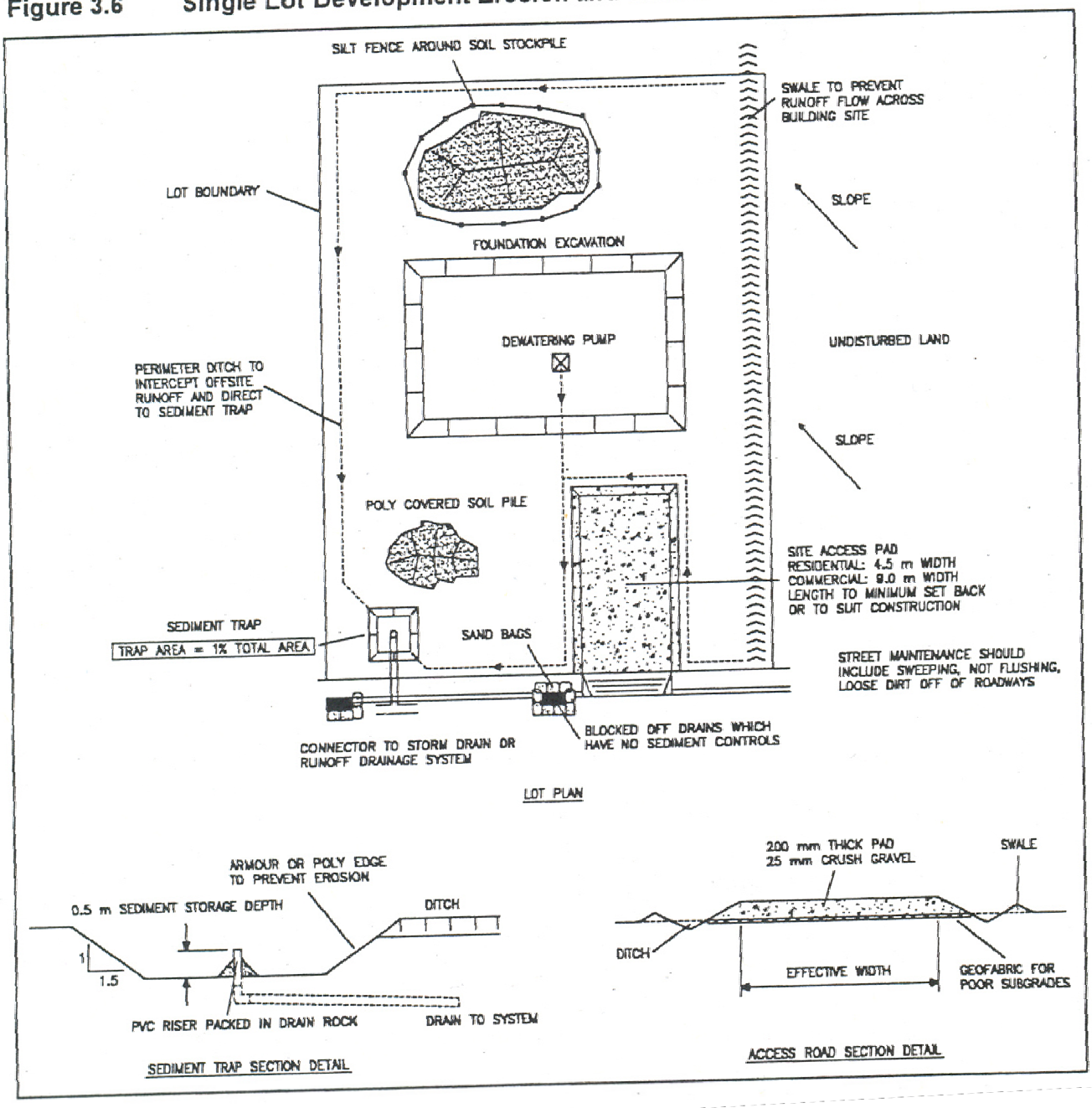
Drainage and sediment Control

Site drainage features can usually incorporate sediment control features to limit the offsite transport of sediments directly into watercourses or into storm drainage systems that discharge into watercourse:

- Divert runoff away from cleared areas by use of swales or low berms.
- Utilize silt fences around soil stockpiles and sloped areas.
- Collect runoff into site sediment traps prior to discharge offsite.
- Storm sewer inlet protect for catch basins from silt by way of siltation filter sock inserts.

Figure 3.6 illustrates a typical lot development plan with erosion and sediment control features.

Figure 3.6 Single Lot Development Erosion and Sediment Control Features



Other related information:

Demolition Permit Application

Tree Protection