

BULLETIN 2026-002-BU

July 28, 2026

Demolition of Buildings

Purpose

The purpose of this bulletin is to provide guidance to owners, developers and contractors on requirements for a demolition permit. The City of Vancouver has removed the requirement for stand-alone Salvage and Abatement permits due to high compliance with Provincial Hazardous Building Materials Management regulations, and to streamline permit issuance. Moving forward the City of Vancouver will focus its enforcement and compliance efforts on renovation projects.

Definitions

Simple Demolition Plan:

A simple demolition plan is a safety procedure prepared by the Demolition Contractor named on the declaration, usually submitted directly to the District Building Inspector to address concerns identified at the Tree Barrier / Pre-demolition inspection.

Engineered Demolition Plan:

An engineered demolition plan is a detailed description of the systematic and sequential procedure for cutting, destroying, removing or otherwise demolishing a building or structure in a manner that does not endanger the health or safety of any persons or negatively affect the integrity of any other buildings, structures, buried or above ground utilities or any other real property. This document must be prepared and signed by a Professional Engineer registered in BC, and is usually submitted directly to the District Building Inspector to address concerns identified at the Tree Barrier / Pre-demolition inspection.

Hazardous Building Materials:

Hazardous building materials are substances within building materials that are known or suspected to cause adverse health effects when disturbed, handled or improperly managed. Examples include asbestos-containing materials, lead-containing paints, polychlorinated biphenyls (PCBs), mercury, ozone-depleting substances, and other materials as described in the BC Hazardous Waste Regulation and BC Occupational Health and Safety Regulation (OHSR).

Qualified Professional (QP):

The QP is responsible for overseeing hazardous building materials management to ensure compliance with regulations. The City of Vancouver defines a QP as a professional who is an active member of a recognized professional body and experienced in recognizing, evaluating, and controlling hazardous building materials. The QP must hold a valid WorkSafeBC Level S certification in addition to the following designations:

- Certified Industrial Hygienist (CIH),
- Registered Occupational Hygienist (ROH),
- Certified Safety Professional (CSP),
- Canadian Registered Safety Professional (CRSP), or
- Professional Engineer (P. Eng.),

Other professional designations with appropriate specializations (e.g. ASCT with a specialization in Occupational Health & Safety) may be accepted at the discretion of the City.

General Requirements

Requirement for a Demolition Permit

A demolition permit is required to completely remove any type of building or structure from a site. A demolition permit may be required in circumstances where all occupiable space in the structure has been removed (i.e. it can no longer perform the functions of a building). If project scope includes demolishing only a portion of a building or a structure, or demolishing interior partitions, a building permit is required to alter the building. Demolition cannot occur until a demolition permit has been issued by the City.

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Hazardous Building Materials Management

Property owners, developers, and contractors must ensure that hazardous building materials are identified, removed, and disposed of in accordance with all applicable regulations before demolition work begins. This includes:

- Conducting a hazardous building materials assessment.
- Ensuring a qualified abatement contractor safely removes and disposes of any identified hazardous building materials.
- Monitoring abatement work, if required, to confirm compliance with regulations and safety standards.

A hazardous building materials assessment must be completed prior to any salvage work.

Salvaging Building Materials for Reuse

Non-structural building components may be salvaged prior to abatement work once the Demolition Permit has been issued.

Building components that may be salvaged include lighting, bathroom and kitchen fixtures, cupboards, wood trim and shelving, flooring, counters, doors, windows, radiators and household hardware. If windows and doors are removed, the building must be left secured by other means. During salvage and abatement, the building interior is a worksite and must be in compliance with WSBC regulations. Items that are required to maintain a safe work environment, such as guardrails and handrails should not be removed unless a temporary replacement is constructed.

Tree Protection

Tree barriers must be installed in accordance with the Tree Protection Barrier Memo and Inspected by the District Building Inspector. The tree barriers inspection will also include a pre-demolition assessment.

BC One Call and City Service Disconnections

The Demolition Contractor must ensure that all Utility and City services have been disconnected prior to the start of mechanically assisted demolition. The Demolition Contractor must also ensure an adequate water source is available at the site for dust suppression.

Demolition Permit Application:

When applying for a demolition permit all the material specified on the demolition checklist (<https://vancouver.ca/files/cov/demolition-checklist.pdf>) must be included and all associated fees paid.

Demolition Permit Issuance:

Once the demolition permit application has been reviewed and approved, the City will advise the applicant to book a Tree barrier / Pre-demolition inspection.

Inspections:

Three inspections are required for demolition permits:

1. **Tree Barrier / Pre-demolition Inspection.** Prior to the issuance of the demolition permit a Tree Barrier / Pre-demolition inspection is required. Tree barriers shall be installed in accordance with the tree barrier memo prior to calling for inspection. The District Building Inspector may request a Simple Demolition Plan or Engineered Demolition Plan based on their site observations. The permit will be issued after this step is complete. Abatement work may proceed only after the permit is issued.

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2. **Demolition Notification Inspection.** The following may be uploaded to the Permit / Inspection online permit account or originals must present on the site and presented to the District Building Inspector prior to the start of Machine Assisted Demolition work.
 - Hazardous Building Materials (HBM) Assessment Report
 - Post-Abatement Clearance Report (if abatement was required per the HBM Assessment Report)
3. **Demolition Final Inspection.** All demolition materials shall be removed from site, and the site shall be left in a clean, safe and secure condition. Recycling & Reuse compliance report must be submitted to the permit account after demolition, along with receipts. The deposit refund will only be processed after this is complete.

Penalties

Failure to remove hazardous materials, provide documentation, or meet any of the requirements in this bulletin may result in a **Stop Work Order**, a request for charges under the applicable by-laws, or a review of your business licence.

Information provided on the report form will be placed in the City's files and will be subject to the *Freedom of Information and Protection of Privacy Act*.

(Original signed by)

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