



City of Vancouver *Planning - By-law Administration Bulletins*

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DEMOLITION PERMITS FOR PRE-1940 HOUSES - RECYCLING REQUIREMENTS

*Authority - Chief Building Official
Effective September 1, 2014
Amended February 23, 2016*

Purpose

This Bulletin provides an overview of The Green Demolition By-law (By-law No. 11023) requirements for recycling of demolition waste from pre-1940's houses. The Bulletin describes: permit application requirements, the permit processing sequence, and compliance requirements for demolition of pre-1940 houses.

Additional background on demolition waste reuse and recycling, and forms can be found here:
<http://vancouver.ca/home-property-development/demolition-permit.aspx>

Background / Intent

On June 11, 2014, as part of the Heritage Action Plan process, Council directed staff to develop a By-law to require reuse and recycling of materials from demolition of pre-1940 houses.

These requirements aim to:

- (a) increase reuse and recycling of demolition materials;
- (b) reduce the amount of demolition waste disposed to landfill and incinerator; and
- (c) encourage preservation and renewal of character homes in Vancouver.

The requirements apply to demolition applications submitted on or after April 1, 2016.

Requirements

- **Pre-1940 houses:** minimum reuse and recycling of 75 per cent (by weight) of demolition material (excluding hazardous materials, e.g. asbestos).
- **Pre-1940 character houses:** minimum reuse and recycling of 90 per cent (by weight) of demolition material (excluding hazardous materials, e.g. asbestos).

Process

1. **Confirm Age and Character of house** - Staff will confirm the age of the house and determine if it is a character house during the enquiry or pre-application stage. Applicants with pre-1940 home are encouraged to make contact with the Planning and Development Services Enquiry Centre as early as possible when thinking of applying to demolish their house. Applications proposing demolition of character houses should note that a higher standard of waste reuse and recycling will apply to removal of these homes. Character buildings can be defined by a number of criteria. Your home is most likely a character building if it was constructed before 1940 and has character features such as: the authentic or period massing, roof form, front porch, exterior wall materials, window openings and frames and details. The document "*Heritage or character buildings review - Interim Procedure*" provides additional information -
<http://former.vancouver.ca/commsvcs/bylaws/BULLETIN/H006.pdf>

2. **Submit a “Recycling and Reuse Plan for Green Demolition”** - Applicants must submit a “*Recycling and Reuse Plan for Green Demolition*” along with the demolition/building permit application. Plan template can be accessed here: <http://vancouver.ca/files/cov/deconstruction-recycling-plan.pdf>
3. **Complete landscape review and tree barrier inspection** - Staff will complete a landscape review and tree barrier inspection prior to issuance of a permit to demolish the house.
4. Salvage and Abatement permit will be issued. Proceed to salvage items for reuse and remove hazardous materials in accordance with Worksafe BC regulations. No other work is permitted. See Bulletin 2015--008-EV for more information: <http://former.vancouver.ca/commsvcs/LICANDINSP/bulletins/2015/2015-008.pdf>
5. The Hazardous Materials Inspection Report, Post-Abatement Inspection Report, and the City’s 2015 Hazardous Materials Report Form must be submitted to the City for approval as a condition of the Salvage and Abatement Permit.
6. Starting April 1, 2016, permits subject to the Green Demolition bylaw will require a security deposit of \$14,650 (refundable if the recycling requirement is met) and a non-refundable fee of \$350. The fee will be collected at application. The deposit will be collected prior to demo/deconstruction permit issuance.
7. Permit to demolish by deconstruction will be issued. Proceed to deconstruct/demolish the house, recycling as much as possible.
8. Keep all recycling and disposal receipts - Applicant is to ensure the demolition contractor or waste hauler keeps ALL receipts for demolition material from the house. Receipts from recycling, reuse, or disposal facilities are required to prove compliance with requirements; hauling receipts are inadequate. Ensure haulers request the recycling facility record the recycling rates for each load on the receipt (this is often done for LEED projects).
9. Submit a “*Recycling and Reuse Compliance Report for Green Demolition*” - The Applicant or the contractor is required to submit a “Recycling and Reuse Compliance Report for Green Demolition” (with copies of all receipts) to the City within 30 days of deconstruction/ demolition. You must identify where all materials from the demolition went, including garbage. <http://vancouver.ca/files/cov/green-demolition-recycling-and-reuse-compliance-report.pdf>

Important: Incomplete reports or failure to provide copies of all receipts may result in delay to issuance of the Building Permit.
10. Compliance report accepted; building permit released - Staff will review the Compliance Report and determine if the reuse and recycling requirements (i.e. 75% or 90% for character homes) have been met. If reuse and recycling requirements are met, building permits may then be granted.

Important: Delay in submitting the compliance report may result in a delay to issuance of the development or building permit.
11. Enforcement action may be required - Failure to submit a satisfactory compliance report may result in a loss of security deposit and possible delay to the Building Permit.

Demolition by Deconstruction vs. Conventional Demolition

Conventional demolition involves rapidly knocking-down and removing a house using heavy equipment. It usually takes a couple of days and produces tonnes of mixed demolition waste. Mixed demolition waste generally ends up in the landfill because it is difficult to separate various materials for recycling.

Deconstruction means taking apart the house more carefully and systematically instead of knocking it down rapidly with heavy equipment. By using deconstruction techniques, wood and other materials can be separated, sorted, and can be more easily reused and recycled - much like the way you separate your household waste for recycling. Deconstruction requires a small increase in time and typically involves a crew with additional personnel.

Deconstruction techniques are one way to achieve the reuse and recycling requirements of the Green Demolition By-law.

Additional Notes and Links to Background

Demolition/deconstruction permits subject to reuse and recycling requirements may be eligible to receive a building permit to demolish by deconstruction several weeks prior to issuance of their building permit, if they voluntarily commit to salvaging a minimum of 2,000 kg of wood for reuse. Contact compliancereport@vancouver.ca if you are interested in this option.

To encourage more salvage and reuse, as of April 1, 2016, the weighting of those materials removed from a house for reuse will be given five times the credit on the compliance report form. For example, if a kitchen cabinet is removed for installation elsewhere, the weight of the cabinet (100 kg) will be credited at five times the amount (500kg). Proper documentation of salvage will be required to claim credit – this includes an invoice from a purchasing company and photos showing materials removed intact.

Link to the 2014 administrative report, Encouraging Reuse and Recycling of Construction Waste from Pre-1940 Homes and Construction and Demolition Waste Diversion Strategy:
<http://council.vancouver.ca/20140610/documents/rr1b.pdf>

Link to the 2015 administrative report, Green Demolition Program Update:
<http://council.vancouver.ca/20151216/documents/cfsc5.pdf>

Link to the Green Demolition By-law (By-law No. 11023) adopted by Vancouver City Council, on July 22, 2014, can be found here, with amendments: http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=11023

Questions regarding Green Demo can be directed to compliancereport@vancouver.ca