

# CITY OF VANCOUVER

## DEMO/DECONSTRUCTION PERMITS – HOUSES BUILT BEFORE 1940

### NEW REQUIREMENT

**For applications submitted after April 1, 2016**

**Demo/deconstruction permit applications for pre-1940 homes will be required to pay a \$14,650 performance deposit (and a \$350 non-refundable fee)**

**Purpose of the deposit:**

The purpose of the deposit is to encourage applicants to achieve the 75% or 90% recycling requirement.

**How the deposit works:**

1. Applicants for a permit to demolish a pre-1940’s home will pay the deposit before receiving a permit to demolish/deconstruct.
2. Once the demolition/deconstruction is complete, the Applicant will complete a [Recycling & Reuse Compliance Report](#) to demonstrate their recycling performance, and provide receipts for where they took all the material generated during the demolition.
3. If the Applicant can successfully demonstrate through the Recycling & Reuse Compliance Report that they achieved the recycling requirement, the \$14,650 deposit will be refunded in full.
4. No refund, or a partial refund will be given if the Applicant fails to meet the recycling requirement.

**Refund schedule:**

The refund of the deposit will depend if the applicant has achieved the recycling requirement (either 75% or 90%). The following schedule outlines the percentage of refund that will be granted based on the recycling rate achieved.

**IMPORTANT** - City Staff review all Recycling & Reuse Compliance Reports for correctness and accuracy.

Incorrect calculations may result in a reduced or eliminated refund.

Fraudulent and dishonest submissions will result in prosecution, project delays, and \$0 refund.

| FOR PROJECTS WITH 75% RECYCLING REQUIRED |                            | FOR PROJECTS WITH 90% RECYCLING REQUIRED |                            |
|--|----------------------------|--|----------------------------|
| Recycling rate achieved                  | Amount of deposit refunded | Recycling rate achieved                  | Amount of deposit refunded |
| 75%                                      | 100%                       | 90%                                      | 100%                       |
| 71-74%                                   | 50                         | 86-89%                                   | 70                         |
| 66-70%                                   | 20                         | 81-85%                                   | 40                         |
| Under 65%                                | 0                          | 75-80%                                   | 20                         |
|  |                            | Under 75%                                | 0                          |

## How Recycling & Reuse Compliance Reports Get Evaluated:

The following process is used to review your Recycling & Reuse Compliance Report to determine if the recycling requirements have been met.

1. Recycling & Reuse Compliance Report numbers will be verified against receipts submitted (using the recycling rate or code provided on the receipt by the facility). This may result in a recalculation of the percentage of material considered recycled.
2. All major categories of demo waste are expected to be represented by receipts from appropriate recycling/disposal facilities (including: concrete, metal, wood, drywall, roofing shingles – asphalt or wood), or explanations provided for why they are missing.
3. Total waste generated (weight of all material) will be compared against the Metro Vancouver estimated waste generation rate for demolitions of single family homes: 547 kg/m<sup>2</sup> (111lb/ft<sup>2</sup>).
  - **If your total weight is not within 15% of the Metro Vancouver estimate, the report will be considered incomplete** since not all material has been accounted for, unless a viable explanation is provided.
  - If no additional receipts or reasonable explanations are submitted to account for this difference, the recycling rate for the project will be calculated assuming the waste generated total is the Metro Vancouver estimate, less 15%. The Green Demolition Deposit refund will be calculated accordingly.
  - See example below...

### EXAMPLE - RECYCLING RATE CALCULATIONS

|  |   |
|--|---|
| Total material generated from demolition according to Compliance Report receipts                   | 80 metric tonnes                          |
| Total material recycled according to Compliance Report receipts                                    | 60 metric tonnes                          |
| Total area of demolished house   | 220m <sup>2</sup> (2475 ft <sup>2</sup> ) |
| Recycling rate claimed in Compliance Report = $\frac{60 \text{ tonnes}}{80 \text{ tonnes}} = 75\%$ |   |

Metro Vancouver estimate of waste generated from demo:

$$\text{Total Waste (Metro estimate)} = 547 \frac{\text{kg}}{\text{m}^2} \times 220\text{m}^2 = 120,340 \text{ kg} = 120.3 \text{ tonnes}$$

Reported waste total can't be less than (the Metro Total Waste estimate – 15%)

In this example:

Reported Total Waste: 80tonnes

Total Waste (Metro estimate) – 15% = 102.3 tonnes

→ Reported Total Waste is not within 15% of the Metro Estimate, so report is considered incomplete.

$$\text{Recycling rate using Metro estimate} = \frac{60 \text{ tonnes}}{120.3 - 15\% \text{ tonnes}} = \frac{60 \text{ tonnes}}{102.3 \text{ tonnes}} = 59\%$$

In this example (for a project with a 75% recycling requirement) only 50% of the green demolition deposit would be refunded, according to Appendix C of the amended Green Demo Bylaw (#11023).