
BULLETIN 2015-008-EV

Revised November 29, 2021

SALVAGE AND ABATEMENT PERMIT REQUIREMENTS

This bulletin outlines the City of Vancouver requirements for Salvage and Abatement Permits.

INTRODUCTION

The City of Vancouver requires demolition activities to be undertaken in a safe, responsible and sustainable manner. Non-hazardous building materials should be recycled or salvaged for reuse whenever this option is available. To prevent harm to human health and the environment, hazardous building materials must be managed in accordance with all applicable Bylaws, Acts and Regulations.

This bulletin outlines the City's permitting requirements pertaining to the salvage and abatement of materials during demolitions where hazardous building materials are likely to be present. The City's permitting requirements are not to be considered a substitute for meeting all applicable laws.

DEFINITIONS

Qualified Professional (QP) - A professional registered with an appropriate professional organization, insured against professional liability and acting under that association's code of ethics. Acceptable designations for a QP include Certified Industrial Hygienist (CIH), Registered Occupational Hygienist (ROH), Certified Safety Professional (CSP), and Canadian Registered Safety Professional (CRSP). Other professional designations with appropriate specializations (e.g. Occupational Health & Safety) may be considered.

Hazardous Building Materials - Building materials that contain hazardous substances, such as asbestos, that are located within architectural, structural, mechanical, electrical components or surfaces of buildings and structures, such as lead-based paints.

SALVAGE AND ABATEMENT (S&A) PERMIT REQUIREMENTS

When is an S&A Permit Required

- An S&A permit is required for all projects that involve the demolition of buildings constructed before 1990.
- The S&A permit must be issued prior to commencing salvage and abatement activities.

Exemption

- A site is exempted from the requirement to obtain a S&A permit when building conditions make it unsafe to complete salvage and abatement prior to demolition (e.g. structural damage due to fire) as confirmed by The City Building Inspector. In such circumstances, the following documents must be provided as part of the Demolition Permit application:
 - A Qualified Professional Declaration Form
 - An Inspection Report from WorkSafeBC confirming that a Risk Assessment and Safe Work Procedure has been accepted.
- The above documents must be submitted prior to the issuance of the Demolition Permit.

Permit Application Requirements

- A [Qualified Professional Declaration Form](#) signed and sealed by a QP is to be submitted electronically to the City as part of the Demolition Permit application.

Activities Permitted under an S&A Permit

- Under an S&A permit, hazardous building materials must be removed. Non-structural building materials can also be removed for the purposes of salvaging or recycling.
- All work activities must be done in accordance with the S&A Permit Terms and in accordance with all applicable legislation, including but not limited to:
 - Vancouver Building Bylaw 12511
 - Protection of Trees Bylaw 9958
 - Street and Traffic Bylaw 2849
 - Environmental Management Act and Hazardous Waste Regulation, and
 - Occupational Health and Safety Regulation.

Satisfaction of S&A Permit Requirements

- To satisfy the S&A permit requirements, the following documentation must be submitted upon completion of work:
 - a complete [Hazardous Building Materials Report Form](#) signed by the QP
 - WorkSafeBC compliant Hazardous Materials Inspection Report
 - WorkSafeBC compliant Post-Abatement Inspection Report.

In some cases, staff may request additional information from the applicant to support the review.

- Documentation must be accepted by the City prior to the issuance of a demolition permit.

Unable to Satisfy S&A Permit Requirements

- In the event that the QP determines that certain hazardous building materials cannot be removed safely prior to building demolition (i.e., requires removal of structural materials to access hazardous building materials), the QP is to:
 - Identify what hazardous building materials could not be removed safely and provide rationale in the Additional Comments section of the Hazardous Building Materials Report Form

- Provide a Risk Assessment and Safe Work Procedures report for the remaining hazardous building materials, and
 - Provide an Inspection Report from WorkSafeBC confirming that safe work procedures detailed in the Safe Work Procedures report are acceptable when applicable.
- If confirmed reasonable by the City, any unsatisfied S&A permit requirements will be transferred to the Demolition Permit.

Timelines

- City review of S&A documentation is made within fifteen (15) business days of receiving complete and acceptable documentation.

ADDITIONAL INFORMATION

Effective November 29, 2021, the QP must electronically sign and seal all documentation. The permit applicant is responsible for submitting all documents related to the Salvage & Abatement Permit using the City's electronic permitting system.

Failure to remove hazardous materials properly, provide documentation or comply with any other Permit requirements may result in a Stop Work Order or further action being taken by the City.

Information provided to the City will be subject to the *Freedom of Information and Protection of Privacy Act*.

For further information, please contact Environmental Services via email at environmentalprotection@vancouver.ca, by calling 3-1-1 within Vancouver or 604-873-7000 outside Vancouver.



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