



Demolish an existing house, accessory building or swimming pool and cap existing service connections

In order to demolish a house, swimming pool, or an accessory structure larger than 10 m² (108 ft²), a demolition permit application is required. If you are demolishing only a portion of a building or a structure or demolishing interior partitions, you need to obtain a building permit (not a demolition permit) to alter the building.

Prior to demolishing the building, you must:

- Be issued a demolition permit;
- Determine whether a [Highway Use Permit](#) is required;
- Protect any trees on-site (inspection required); and
- Cap existing service connections at the property line (inspection required).

Once the above is completed, you can proceed with demolishing the structure and completing the final inspections to have your deposit returned.



If your house is a protected heritage building, your demolition permit may be withheld in accordance with a heritage agreement or the *Local Government Act*. Contact the Application Centre for more information.

If the property is on a steep slope, a geotechnical report will be required. You can check DeltaMap or contact the Application Centre to confirm if the property is on a steep slope.



Helpful resources to plan your demolition work and responsible disposal:

- [Safe Work Practices for Handling Asbestos \(WorkSafe BC\)](#)
- [Occupational Health and Safety \(OHS\) Regulation \(WorkSafeBC\)](#)
- [Construction & Demolition Waste \(Metro Vancouver\)](#) – see their toolkit
- [Clean Wood Disposal \(Metro Vancouver\)](#)
- [Guideline to Managing Lead-containing Construction and Demolition Waste in BC \(Ministry of Environment\)](#)
- [Local Recycling Facilities Database \(Recycling Council of BC\)](#)

BC One Call

It is the responsibility of the owner and/or contractor to locate and disconnect all services prior to commencement of any demolition or construction activities. You can call BC One Call at

1-800- 474-6886 and they will locate those buried services for you. You can visit the website of BC One Call for more information at: <https://www.bc1c.ca/>.

WorkSafe BC

Before applying for a demolition permit, property owners should contact WorkSafe BC to determine if a hazardous materials assessment needs to be done. For more information, please refer to Section 20.112 and 20.113 of the Occupational Health and Safety Regulations (B.C. Regulation 296/97). Or contact WorkSafe BC at or phone 604-276-3100

Submitting a Residential Demolition Permit Application:

Apply and pay the application fee online at deltaonline.ca. See minimum submission requirements below.

Submission Requirements:		
Document	Required?	Description
Form – Owner’s Undertaking (Schedule 2) and Authorization (Schedule 3)	Required	All owners listed on title of subject property(ies) must sign the owner undertaking and authorization form.
Form – Residential Demolition	Required	All fields on the form must be completed.
Form – Rodent Inspection and Control Declaration	Required unless only demolishing a swimming pool	Declaration from a qualified and licensed pest management professional regarding status of pests and management techniques used to control infestations.
Geotechnical Report	Required for property on a steep slope	The geotechnical report must be prepared, signed and sealed by a qualified geotechnical engineer and must follow the “Guideline for Geotechnical Requirements in Steep Slope Areas of Delta” (see link).

What to Expect:

Following submission of a completed Residential Demolition Permit application:

1. Delta Staff will contact the applicant when the permit is ready to be issued.
2. Review the conditions of the demolition permit, sign the permit and return to the Application Centre.
3. Install tree protection fencing for any retained trees (a separate [Tree Removal Permit](#) application is required if any trees are proposed to be removed) and book the tree protection inspection.
4. Cap services at the property line and schedule the service capping inspection online.
5. Demolish the buildings/structures and schedule the demolition inspection online.

Need more help? Contact or visit the Application Centre!



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