



Property Owner's Contact Information

Name:	
Mailing Address:	
City/Town:	
Province/State:	
Postal/Zip Code:	
Phone(s) #:	
Email Address:	

Agent/Contractor Contact Information (if applicable):

Name:	
Mailing Address:	
City/Town:	
Province/State:	
Postal/Zip Code:	
Phone(s) #:	
Email Address:	

Property Information:

Type of Building:	
Civic Address of Property:	

Permit Requirements:

- ☐ Completed demolition permit application, signed by all property owner's registered on title.
- ☐ Site plan showing all existing structures and indicating which structure is to be demolished.
- ☐ Current Certificate of Title and any registered covenants, charges, right of ways and/or easements.
- ☐ Signed copy of Worksafe BC Requirements Acknowledgement form.

Agreement, Release and Indemnity

I/we agree that the information in this application or gathered by the Regional District of Alberni-Clayoquot in connection with a demolition permit may be used by the Regional District of Alberni-Clayoquot for any purpose connected with the exercise of its powers or the performance of its duties including enforcement of Regional District of Alberni-Clayoquot bylaws. In consideration of the granting of a demolition permit, I/we agree to release and indemnify the Regional District of Alberni-Clayoquot, its board members, employees and agents from and against all liability, demands, claims of action, suits, judgements, losses, damages, costs, expenses of whatever kind which I/we or any other person, partnership or corporation or my/our respective heirs, successors, administrators or assignees may have or incur in consequence of or incidental to the granting of this permit or any inspection, failure to inspect, certification, approval, enforcement, or failure to enforce the Regional District of Alberni-Clayoquot Building Bylaw or the British Columbia Building Code and I/we agree that the Regional District of Alberni-Clayoquot owes me/us no duty of care in respect of these matters.

I have read the above agreement, release and indemnity and understand it.

Signature of Applicant

Date



Neither the granting of a Demolition Permit, nor the approval of documents and specifications, nor inspections made by the authority having jurisdiction, shall in any way relieve the registered property owner(s) from full responsibility for carrying out the work, or having the work carried out, in full accordance with the requirements of the British Columbia Building Code.

When the applicant is someone other than the registered owner(s) of the property on which the demolition construction is to be undertaken, the Demolition Permit Application shall be accompanied by this statement, signed by the owner(s) as follows:

I/we, _____, the registered owner(s) of
Name(s) of Owner(s) – Please Print

_____ hereby
Civic or Legal Address of Property – Please Print

authorize _____ as
Name of Agent – Please Print

my/our agent to apply for a Permit to undertake construction on my/our property. As the registered owner(s), I/we understand and agree that I/we are responsible to ensure that construction is carried out according to law and in compliance with the Building Bylaw and the BC Building Code.

Date

Signature(s) of Owner

Date

Signature(s) of Owner

Date

Signature(s) of Owner



WorkSafe BC Requirements Acknowledgement

WorkSafe BC requires a qualified person inspect the structure to be demolished to identify any hazardous materials that may be on site. These materials must be properly removed and disposed of by trained and qualified professionals before demolition begins. It is recommended that the applicant/owner contact WorkSafe BC and/or visit their website at www.worksafebc.com.

Below is a list of on-island qualified consultants that can provide the level of service associated with the assessment and removal of hazardous materials. Neither the Alberni-Clayoquot Regional District nor WorkSafe BC endorse the following providers.

**IT IS THE SOLE RESPONSIBILITY OF THE OWNER/APPLICANT
TO COMPLY WITH WORKSAFE BC REGULATIONS**

WorkSafe Hazardous Material Assessment Contact List:	
Orca Health & Safety 1 Irwin Street Nanaimo, BC V9R 4W9	Phone: 250-751-4295 Fax: 250-722-4753 Website: https://orcasafety.ca/contact/
Levelton Consultants Ltd. 1935 Bollinger Road Nanaimo, BC V9S 5W9 or: 8 – 2663 Kilpatrick Avenue Courtenay, BC V9N 7C8	Phone: 250-753-1077 Fax: 250-753-1203 Website: www.levelton.com Phone: 250-334-9222 Fax: 250-334-3955
Lewkowich Engineering Associates Ltd. 1900 Boxwood Road Nanaimo, BC V9S 5Y2 or: 2351B Rosewall Crescent Courtenay, BC V9N 8R9	Phone: 250-756-0355 Fax: 250-756-3831 Website: www.lewkowich.com Phone: 250-334-0384 Fax: 250-334-9601
Pacific Environmental PO Box 928, Unit 10 -7217 Lantzville Road Lantzville, BC V0R 2H0	Phone: 250-390-1101 Fax: 250-390-1153 Website: www.pacificenvironmentalbc.com
Terrawest Environmental 4176 Departure Bay Rd Nanaimo, BC V9T 4B7	Phone: 866-500-1553 Fax: 250-389-1554 Website: http://terrawest.ca

This handout does not list all the possible concerns associated with demolition. Commercial and/or industrial properties or other properties with possible site contamination may require completion of a Site Profile which is then submitted to the Ministry of Environment. This is also the responsibility of the owner/applicant.

I have received a copy of the WorkSafe BC regulations and have been made aware of the requirements regarding hazardous materials related to demolition. I understand that it is my sole responsibility to comply with these regulations.

Signature of Applicant

Date



Workers Compensation Act
OCCUPATIONAL HEALTH AND SAFETY REGULATION

Note: Regulations as of April 23, 2024. The most up to date Regulations can be found here:
https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/296_97_16

[Last amended January 1, 2024 by B.C. Reg. 204/2023]

Part 20 — Construction, Excavation and Demolition

Demolition

Structural integrity

- 20.111** (1) If a structure is to be demolished in whole or in part, the structure and any adjoining structures, the integrity of which could be compromised by the demolition, must be supported to the extent and in a manner prescribed by a professional engineer.
- (2) Design of the support system described in subsection (1) must include a schedule, based on the stages of demolition, for installation of the components of the support system, and a copy of the support system plan must be available at the demolition site.
- (3) While salvage is taking place before or during the demolition process, the integrity of the structure must be maintained.
- (4) If the nature and method of demolition will not endanger workers and the stability of adjoining grounds and structures will not be compromised, engineered demolition plans and designs are not required.

Hazardous materials

- 20.112** (1) In this section:

"**hazardous material**" means a hazardous substance, or material containing a hazardous substance, including

- (a) asbestos-containing material,
- (b) lead or any other heavy metal, or



(c) toxic, flammable or explosive material,

that may be handled, disturbed or removed in the course of the demolition or salvage of machinery, equipment, a building or a structure, or the renovation of a building or structure;

"qualified person", except in subsections (7) and (8), means a person who

(a) has, through education and training, knowledge of the management and control of the hazardous materials that the qualified person is made aware of by the employers, and the owner, or that are reasonably foreseeable by the qualified person, as being

(i) on or in the machinery, equipment, building or structure that is the subject of the demolition, salvage or renovation, or

(ii) at the worksite, and

(b) has experience in the management and control of those hazardous materials.

(2) Before work begins on the demolition or salvage of machinery, equipment, a building or a structure, or the renovation of a building or structure, all employers responsible for that work, and the owner, must ensure that a qualified person inspects the machinery, equipment, building or structure and the worksite to identify the hazardous materials, if any.

(3) In conducting an inspection and identifying the hazardous materials, if any, under subsection (2), a qualified person must do the following:

(a) collect representative samples of the material that may be hazardous material;

(b) identify each representative sample and determine whether it is hazardous material;

(c) if the actions under paragraphs (a) and (b) are not practicable, or not appropriate in the circumstances, use other sufficient means to identify the hazardous materials, if any;

(d) based on the actions taken under paragraphs (a) and (b) or (c), determine the location of each of the hazardous materials identified;

(e) make a written report of the inspection, including,

(i) if the actions under paragraphs (a) and (b) were taken,

(A) the location of each representative sample, and

(B) the identity of each representative sample and whether it is hazardous material,

(ii) if the actions under paragraph (c) were taken, the identity of each of the hazardous materials, if any,

(iii) a description of the methods used under paragraph (b) or (c),

(iv) the location, as determined under paragraph (d), of each of the hazardous



materials identified, including by using drawings, plans or specifications, and
(v) the approximate quantity of each of the hazardous materials identified.

(4) All employers responsible for work being carried out on the worksite where the demolition or salvage of the machinery, equipment, building or structure, or the renovation of the building or structure is taking place, and the owner, must ensure that the following information is available at the worksite:

- (a) a report made under subsection (3) (e);
- (b) a report made under subsection (6) (e);
- (c) a written confirmation under subsection (8).

(5) All employers responsible for containing or removing any of the hazardous materials identified under subsection (2) or (6) must safely contain or remove those hazardous materials.

(6) If, after written confirmation is provided under subsection (8), a person discovers material that may be hazardous material on or in the machinery, equipment, building or structure or at the worksite, not previously determined to be hazardous material under this section, all employers responsible for the demolition or salvage of the machinery, equipment, building or structure, or the renovation of the building or structure, and the owner, must ensure that a qualified person does the following:

- (a) collects representative samples of the material;
- (b) identifies each representative sample and determines whether it is hazardous material;
- (c) if the actions under paragraphs (a) and (b) are not practicable, or not appropriate in the circumstances, uses other sufficient means to determine if the material is hazardous material;
- (d) based on the actions taken under paragraphs (a) and (b) or (c), determines the location of the hazardous material, if any;
- (e) makes a written report, including,
 - (i) if the actions under paragraphs (a) and (b) were taken,
 - (A) the location of each representative sample, and
 - (B) the identity of each representative sample and whether it is hazardous material,
 - (ii) if the actions under paragraph (c) were taken, the identity of the hazardous material, if any, and



(iii) if hazardous material was identified, the location of the hazardous material, including by using drawings, plans or specifications.

(7) All employers responsible for the demolition or salvage of the machinery, equipment, building or structure, or the renovation of the building or structure, and the owner, must ensure that, with respect to the hazardous materials identified under subsection (2) or (6),

(a) no demolition, salvage or renovation work that may disturb the hazardous materials, other than work necessary to safely contain or remove the hazardous materials, is carried out until the hazardous materials are safely contained or removed, and

(b) a qualified person complies with subsection (8).

(8) A qualified person must ensure, and confirm in writing, that the hazardous materials identified under subsection (2) or (6) are safely contained or removed.

[en. B.C. Reg. 199/2014, App. H, s. 1.]

Disconnecting utility services

20.113 Demolition must not proceed until all utility services which may endanger a worker have been disconnected in the manner required by the owner of the applicable utility service.

[en. B.C. Reg. 312/2010, App. D, s. 4.]

Glass removal

20.114 (1) If glass in a building or other structure could endanger workers it must be removed before other demolition commences.

(2) Glass removal must proceed in an orderly manner from the top to the bottom of the structure.

Repealed

20.115 Repealed. [B.C. Reg. 312/2003, App. C, s. 6.]

Protection from falling materials

20.116 (1) If falling material could endanger a worker, the danger area must be guarded to prevent entry by workers or protected by adequate canopies.

(2) A floor or roof opening through which material may fall and endanger workers must be adequately covered.

Throwing material

20.117 If material is to be dropped or thrown from upper floors, the area into which the material will fall



must be barricaded to prevent workers from entering the area and conspicuous warning signs must be displayed to advise of the danger.

Stabilizing walls

20.118 If a dangerous or unstable wall is to be left standing, it must be adequately braced.

Dismantling buildings

20.119 During the dismantling or renovation of a building or structure, materials of a size or weight which may endanger workers must not be loosened or allowed to fall, unless procedures are used that will adequately protect workers.

Housekeeping

20.120 Material and debris must not be allowed to accumulate on floors or on the ground outside the building or structure if workers will be endangered.

Stairways

20.121 Stairways, complete with handrails, must be left intact until access to the level they serve is no longer required.