

Demolition Guide

This guideline is provided as an information document to assist in the demolition permit process. Any specific questions should be directed to the appropriate agency as listed below.

Prior to any demolition work, the following steps **must** be followed:

Step 1: Apply for Permits

- **Development and Building Permits are required for demolition**

All applicable permits must be issued and inspections completed prior to demolition. There is an application form and checklist that need to be completed. For permit applications and information contact Inspections & Licensing at:

Phone: 403-342-8190

Email: inspections@reddeer.ca

Web: <http://www.reddeer.ca/city-services/permits-and-inspections/>

Step 2: Contact your Utility providers

- **Electricity**

Contact your retailer and request a permanent disconnect for the site.

Once The City's Electric Light & Power (EL&P) department receives documentation from your retailer, they will contact you to verify your request and determine whether a specific time/date is needed for your disconnect. EL&P will then perform your disconnect.

- **Water**

For demolition of foundations that are serviced by municipal water, you must sign and pay for a "Service Application" at Engineering Services to have The City perform the service removal.

The removal must be performed prior to demolition. In select instances The City may offer a waiver for "Demolition With Services Left in Place". The applicant assumes all responsibility for damages to the services and mains resulting from the demolition. The services are only permitted to remain unconnected for a period of 1 year after signing the waiver. After 1 year, if the service had not been connected to the new development, the service removal will be performed by City forces at the owner's expense.

- **Gas**

Contact ATCO gas to request a service disconnect.

Phone: 403-357-5224,

Email: reddeerdispatch@atcogas.com

Web: atco.com

- **Cable TV and Phone**

Contact your cable TV and phone providers to request a service disconnect.

Step 3: Safety Information

- **Asbestos**

For information relating to asbestos remediation contact Occupational Health and Safety website: <https://www.alberta.ca/alberta-asbestos-abatement-manual.aspx> or 1-866-415-8690.

An Asbestos Abatement Report must be provided to the Building Safety Codes Officer prior to the permit approval. This is submitted as part of Step 1.

- **Building Code Requirements**

Precautions must be taken to ensure that the public is not exposed to risks from demolition. This list includes, but is not limited to:

- Disconnecting all services to the building (**see Step 2**)
- Erecting a strongly constructed fence not less than 1.8m in height on open sides of the site
- Protecting adjoining property
- Ensuring safe passage past the site for pedestrians and vehicles

- **Fire Safety Plan**

A Fire Safety Plan for demolitions is included with your Building Permit application that meets the intent of the Alberta Fire Code. It is your responsibility to follow the Fire Safety Plan during demolition. Ensure all individuals involved in the demolition process are familiar with the Fire Safety Plan. The Fire Safety Plan is found by going to: <https://www.reddeer.ca/city-services/permits-and-inspections/demolition--removal-of-building-permits/>

Step 4: Waste & Hazardous Materials Information:

- **Waste**

All construction materials can be disposed of at The City of Red Deer waste management facility. Construction materials can include items such as metal, wood and drywall. If the materials are separated, a discount on tipping fees is provided. Asphalt shingles can also be separated and diverted although this is exempt from the tipping fee discount. Other types of materials that can be salvaged may be sold or donated to other businesses or organizations. These items can include materials like copper pipe, wire, doors, windows, cabinets, and plumbing fixtures.

- **Hazardous Materials**

Hazardous materials are to be removed and/or transported safely by a **qualified professional**. Hazardous materials include but are not limited to mercury (typically in thermostats, fluorescent lights), PCBs (fluorescent light ballasts, transformers), lead based paint, ozone depleting chemicals (typically found in old refrigerators and air conditioners), urea formaldehyde foam insulation, asbestos containing materials

(floor tiles, pipe wrapping, insulation), human waste (old septic fields or pits), pesticides, herbicides, mold and any/all other restricted chemicals and contaminants.

A process must be in place for reducing dust and mold contaminants during demolition to protect the workers and surrounding residents. Plans also must be in place to prevent runoff into the City's watershed and storm drain system if there is a spill during or if the demolition is done in inclement weather.

Step 5: Additional Information:

- **Protecting City Infrastructure**

City infrastructure such as roads, gravel/asphalt lanes and sidewalks and trees must be protected during and after demolition and is required to be reinstated to the same quality or better than before.

- **Tree Protection**

A tree protection plan may be required if demolition and/or construction takes place within six meters of a City-owned or controlled tree (such as a heritage designated tree), including trees on Utility Right of Way land.

Elm is a regulated wood and requires proper care and disposal for Dutch Elm Disease (DED) under the Plant Protection Act and Alberta Agricultural Pests Act. To view the Plant Protection Act and Dutch elm disease prevention and control measures visit: www.stoppeded.org.

- **Public Lands & Parks**

If public lands are being considered for demolition staging, written permission from the City Department /Section responsible for these lands (i.e. RPC/Parks) is required.

Public lands impacted by demolition are required to be reinstated to their original condition.

- **Heritage Designations**

There are multiple buildings in Red Deer that have historical significance to the community. These sites need to be reviewed to ensure compliance with the historic designation.

Development Permits for demolition are reviewed by the Senior Planner responsible for Heritage in consultation with the Heritage Community Development Coordinator prior to issuance. For more information please visit: <http://www.reddeer.ca/about-red-deer/history/heritage/community-heritage-planning/>

A Statement of Integrity will be prepared by the Senior Planner Responsible for Heritage only after a site inspection and photo documentation of the property and structure to be demolished has been undertaken.

- **Use of Streets**

Any closures of public sidewalks or roads will require a separate “Use of Streets Permit” and may require traffic control for the closures. Contact Engineering Services @ 403-342-8161 for applications and information.