



City of St. John's Corporate and Operational Policy

Policy: 06-04-02 Demolition of Buildings and Structures

Status:

Issued By: Building and Property Management

Revision No:

Revision Date:

Date of Original Council

Approval: 2006/01/23

Rescind Date:

Index: 06 Development

Section: 04 Structures

Title: 02 Demolition of Buildings and Structures

Purpose

To ensure that all demolition work is carried out in accordance with legislated safety standards to protect the worker and the general public. This policy applies to the demolition of all buildings and structures within the City of St. John's.

Policy Statement

1. All demolition projects shall comply with the provisions of Part 8 of the National Building Code, "Safety Measures at Construction and Demolition Sites" and with the provisions of CSA S350-M, 'Code of Practice for Safety in Demolition of Structures' and where any conflict arises, Part 8 of the NBC shall prevail.
2. Applications for a demolition permit shall include a Demolition Plan which shall be prepared by a Professional Engineer unless otherwise indicated by the Inspector (in consideration of small buildings such as one and two family dwellings).
3. The Demolition Plan shall include a preliminary Site Survey as specified by section 3.1 of CSA S350-M. In addition, the Demolition Plan shall detail the method, sequence and schedule of demolition, including reference to any structural issues identified in the Survey.

4. The Demolition Plan shall include a Fire Safety Plan as specified by section 8.2.2.2. of the National Building Code. The Fire Safety Plan shall also include an article by article reference to sections 8.2.2.3 to 8.2.2.15 of the National Building Code and identify how the requirements therein shall be met, or indicate not applicable where appropriate. Access for Fire Fighting, Portable Extinguishers, Standpipe Systems, Cutting and Welding Operations; Egress Provision; Fire Warning; Building Service Shut-off; Clearance to Combustible Materials; Fuel Supply Installation; Tank, Piping and Machinery Reservoir Safety; Fire Separations in Partly Occupied Buildings; Watch Tours; and Smoking Restrictions.
5. The Demolition Plan shall include a reference to Section 8.2.1 of the National Building Code, 'Fencing and Barricades' and detail how compliance will be achieved.
6. The Demolition Plan shall include a Traffic Handling Plan where necessary (where pedestrian and/or vehicular traffic is diverted or rerouted). The Traffic Handling Plan must be reviewed and approved by the Traffic Division of the Department of Engineering.
7. The Demolition Plan shall list all known hazardous or environmental contents as required by Code (asbestos, oil storage, etc.).
8. The Demolition Plan shall identify any attached buildings and specify materials and methods to be used to render the exposed walls, weather tight. Measures must include suitable insulation, vapour barrier (where practical), framing where necessary, cladding and finish, as well as measures to protect or improve the foundation wall where applicable.
9. Prior to issue of a Demolition Permit, the Demolition Plan must be found acceptable to the Inspector.
10. Prior to issue of a Demolition Permit, the applicant must supply to the Inspector written verification from a recognized Pest Control Firm that the building has been inspected and where necessary treated for vermin and/or rodent infestation.
11. Prior to issue of a Demolition Permit, the applicant must supply to the Inspector written verification from the Power Utility Company that the electrical supply to the building has been terminated.
12. Prior to issue of a Demolition Permit, the applicant must arrange with the Environmental Services Division of the Department of Public Works for the satisfactory termination of service laterals. The Inspector must be in receipt of verification from that Division that demolition can proceed.
13. All requirements of the provincial Government with respect to Occupational

Health and Safety, Environment and Hazardous Materials must be met.

14. During demolition, all requirements of the accepted Demolition Plan, Part 8 of the National Building Code of Canada and CSA S350-M “Code of Practice for Safety in Demolitions of Structures’ must be adhered to.

15. All debris from demolition must be disposed of in accordance with applicable regulations.

16. Unless otherwise approved by the Inspector, demolition must include removal of all foundations and footings.

17. Unless otherwise approved by the Inspector, demolition must include backfilling with suitable fill to match existing surrounding grades and landscaping of the site in accordance with City requirements.

Application

Responsibilities

Department of Building and Property Management, Department of Engineering, Department of Public Works and Parks.

Definitions

References/Appendix

Monitoring and Contravention

Approvals

Public Works and Environment Standing Committee report - January 17, 2006; Regular Meeting of Council - January 23, 2006.

Review Period

Available to Public

- ☐ Yes
- ☐ No

