

Apply for a Demolition Permit

Please pick up a permit application at Richmond City Hall or download an application at richmond.ca/demomoveandsalvage and submit it along with all required documentation and fees at Richmond City Hall.

Untidy & Unsightly Premises

After a demolition, the site must be cleaned-up and all discarded materials and rubbish of any kind removed, as specified in the Unsightly Premises Bylaw 7162.

Inspection After Demolition

After the demolition, please refer to inspections.richmond.ca. You will need your (8) digit permit number and the (3) digit code – '500' for Final Demolition. Cut off time is 8:00pm to schedule inspection for the next working day. The site will be inspected to confirm the building no longer exists and all services are capped.

- A Water Turn-On Order should be requested when you are ready to use the water service.

Refunds

After a building has been demolished, applicants must request a refund by calling the Engineering Inspection Office at 604-244-1263. The refund is **NOT** automatically sent out. After an inspection has taken place and no damage to City property has been identified the applicant must apply for a refund of their damage deposits.

Notice

When demolishing a single family residence and rebuilding the same, it is the owner's responsibility to ensure the water connection does not conflict with the driveway. An application to move the water connection at the owner's cost can be made at the Planning and Development Division.

Water Bylaw 5637, Part II, section 10(a)

For any further information please email the Building Approvals Department at building@richmond.ca.



Demolition of a Building or Structure



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
richmond.ca
BA-B-10 / February 27, 2024

Building Approvals Department
richmond.ca/demomoveandsalvage

The demolition of a building or the foundation of a building and/or any accessory structures require a permit, prior to commencing any work.

Demolition and Waste Recyclables Bylaw 9516

The City of Richmond is committed to reduce and divert demolition waste from landfills. All demolition permit applications must be accompanied with a Waste Disposal and Recycling Services Plan. Please refer to the [Consolidated Fees Bylaw](#) for details on the application and refundable fee.

In order to receive a full refund, 70% of all the demolition waste must be properly recycled. If less than 70% is achieved, the refund decreases on a sliding scale.



House Moving and Salvage Program

Homeowners can save on demolition costs and recycling fees through contracting with house moving and materials salvaging companies. For more information, please email housemoveandsalvage@richmond.ca or visit richmond.ca/demomoveandsalvage.

Please ensure the following steps are complete when submitting the permit application:

Proof of Ownership

If our records indicate previous owner(s), then proof of ownership is required from either:

A Freehold Transfer; or

Letter from Lawyer indicating the ownership, legal description and registered deed number from Land Titles; or

Letter of Authorization addressed to the City of Richmond from all other owners on title **also** for an applicant acting on behalf of the owner.

Disconnection of Utilities

Note: It is the responsibility of the applicant to ensure all utilities are disconnected prior to any demolition work.

To disconnect and remove the electric and gas meters and telephone services please contact the corresponding local utility companies.

Disconnection of Services

Water Service

Apply in person at City Hall, for either a Water Connection Removal or Water Turn-Off Order.

Plumbing

There cannot be any unused open ends in the drainage system and all dead ends must be graded so that water will not collect.

Septic Tanks and Soap Boxes

The effluent must be pumped out and removed by a licensed septic tank plumbing service. To avoid accidents, the abandoned boxes must be filled immediately with clean compacted soil or sand.

Fuel Tanks

To safely remove any fuel tanks, please consult with the Fire Prevention Office of Richmond Fire-Rescue at 604-278-5131.

Fees and Damage Deposits

All fees and damage deposits must be paid when submitting an application for a permit. Please refer to the Fee Schedule for current fees.

Note: Additional fees are subject to apply depending on the zoning of a property that may require further review by corresponding City of Richmond departments.

Tree Protection or Removal Permit

As specified in Tree Protection Bylaw 8057, any trees with dbh greater than 20cm or 7 7/8 inches on demolition sites or on adjoining property require an inspection for demolition impact. Only approved trees may be removed.



Removal of Hazardous Materials

Renovating or demolishing buildings containing asbestos products can release asbestos fibres which are extremely fine and can stay in the air for hours. Breathing in asbestos fibres may cause serious health problems, including lung disease and cancer. It is important to consult with field experts to ensure all hazardous materials are safely and effectively disposed.