

IMPORTANT DEMOLITION PERMIT INFORMATION

WHEN DO I NEED A PERMIT?

A **Demolition Permit** is required whenever a building, including its foundations, is to be demolished.

REQUIRED INFORMATION

When you apply for a demolition permit you must ensure you provide the following information:

- A **Certificate of Insurance** showing \$2 million of public liability cover, naming Halifax Regional Municipality as the additional insured, and showing the address of the property being demolished. Proof of insurance may not be required for demolitions of SUD's, 2UD's and accessory buildings that serve SUD's and 2UD's.
- If the property is connected to Municipal services such as water and sewer we will require the name of the Excavation Contractor who will be capping the service laterals:
 - If the services are being capped at the main situated in the street there are additional charges;
 - A **Future Settlement fee** of between \$90 to \$390 is payable depending upon the street. HRM staff will verify this amount when you make the application.
 - A **Streets and Services (SANS)** fee of \$200.
 - A **deposit** of \$1000 is required for the street cut.
- Confirmation from **Eastward Energy** (formerly Heritage Gas) that there is no natural gas service to the building being demolished, or that the gas service has been disconnected (*see overleaf*). **Demolition applications cannot be approved until HRM has received this information.**
- The approximate start and end date of the demolition.
- The location where the demolition debris will be taken. Debris may be taken to the Halifax C&D Recycling locations at **16 Mills Drive, Goodwood** and **188 Ross Road, Cole Harbour**. Contact Halifax C&D Recycling (**902-876-8644**) for more information and opening times. **Demolition debris cannot be taken outside of HRM.**
- A **Demolition Permit** fee of **\$50**.
- An **Engineering Review** fee of **\$200.00**.

CONTACT US

Applicants must notify HRM via the On-Line Permitting System or the dispatch line (**902-490-7097**) prior to 7 AM on the intended day of demolition. When calling please include the permit number, reason for the call (starting a demolition), civic address, name and contact information. The applicant is also required to notify HRM when the demolition is complete and the site has been made safe.

If you have not already signed up for the Online Permitting System, you can do so at [LMS Online - Login \(halifax.ca\)](https://lms.halifax.ca).

NATURAL GAS CONNECTION

The potential exists for a catastrophic event during demolition activities due to hidden gas lines. Demolition applications must therefore include confirmation from **Eastward Energy** specifying that they have been informed of the proposed demolition.

Requests for confirmation can be emailed to Eastward Energy at the following dedicated email address: engineeringapproval@eastwardenergy.com.

Information provided in the email to Eastward Energy must as a minimum include:

- Civic address of demolition site
- Contact information for the owner / applicant
- Proposed start date of work
- Scope of work

You should **allow 5 business days** for a response from Eastward Energy. ***Demolition applications cannot be approved until HRM has received a copy of the confirmation from Eastward Energy.***

ASBESTOS

Many common building products contain asbestos, especially those manufactured prior to 1990, including the following:

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|-------------------------|-----------------------------|-----------------------|---------------------|-----------------------|------------------------|
| ▪ Roof shingles & felt | ▪ Artificial fireplace logs | ▪ Pipe insulation | ▪ Boiler insulation | ▪ Cement board siding | ▪ Floor tiles/adhesive |
| ▪ Insulation | ▪ Acoustic tiles | ▪ Main panel/fuse box | ▪ Stucco | ▪ Outlets & switches | ▪ Downpipes |
| ▪ Light fixture backing | ▪ Deck sheeting | ▪ Furnace gaskets | ▪ Soffits | ▪ Drywall compound | ▪ Wire insulation |
| ▪ Roof gutters | ▪ Fireplace hearth | ▪ Pot light backing | ▪ Stipple coating | ▪ Window putty | ▪ Heat reflector |

The applicant is responsible to arrange for testing to determine if asbestos exists. If Asbestos is found to be present, all provincial regulations for handling & disposal must be followed.

For further information on applicable regulations, go to novascotia.ca and search “asbestos” or see the following websites:

novascotia.ca/just/regulations/regs/env5395.htm

novascotia.ca/nse/environmental-health/asbestos.asp

novascotia.ca/lae/healthandsafety/documents/removaloffriableacm.pdf

novascotia.ca/lae/healthandsafety/documents/managingasbestosbuildings.pdf

FOR MORE INFORMATION

If you need advice or clarification of any of the requirements outlined above, please contact HRM by visiting the customer service center located at **5251 Duke St, 3rd Floor, Suite 300, Duke Tower, Halifax**, by calling **311**, or by e:Mail at contactus@311.halifax.ca, to request a callback from a member of the Planning and Development team.