

This Bulletin outlines the City's expectations for hazardous materials documentation for building permit submissions for the renovation, including additions, to all buildings built prior to 1990.

BUILDINGS & STRUCTURES

Asbestos Containing Materials (ACMs) and other hazardous materials can be found in more than 3,000 pre-1990s building materials, such as vinyl and linoleum flooring, stucco, insulation, shingles, gypsum board filling compound, incandescent light fixture backings, and deck under-sheeting.

Prior to initiating a demolition or renovation project, homeowners must hire a Licensed testing company to identify if asbestos containing materials (ACMs) or other hazardous materials are present and will be disturbed during the planned work.

If ACMs are found, homeowners must then hire a licensed asbestos abatement contractor to remove and dispose of the materials. Homeowners are permitted to conduct their own abatement work however this only applies to buildings where no other worker will be present at any time during the renovation. Prior to any worker attending a site, including Building Services staff conducting inspections, all necessary abatement work must be completed by certified abatement professionals and the appropriate paperwork submitted to the City.

WorkSafeBC REGULATION

Anyone performing asbestos abatement work in relation to buildings must complete mandatory safety training and hold a valid asbestos certificate. People who perform any of the following activities require certification:

- Conducting asbestos surveys of buildings.
- Conducting asbestos remediation work of buildings.
- Transporting asbestos waste from buildings.

Prior to beginning any work on the demolition or renovation of buildings or structures property owners and their agents are responsible for:

- Having a qualified person inspect the site to identify any ACMs (and other hazardous materials) that may be handled disturbed or removed and to prepare a written report of the inspection results, including the identification and location of these materials.
- Ensuring that all ACMs are safely contained or removed.
- Having a qualified person ensure, and confirm in writing, that the ACMs were safely contained or removed.

If ACMs that were not identified in the inspection report are discovered during the renovation, the work must cease until the asbestos is contained or removed.

If a planned construction activity involves working or disturbing ACMs the property owner or their agent must file a Notice of Project (NOP) with WorkSafeBC at least 48 hours before any hazardous materials work begins on the worksite.

Building Permit Application:

Prior to issuance of a building permit for renovation, including addition, to a building or structure that was constructed prior to 1990 the application must include:

- A comprehensive Hazardous Materials Survey (Test results for samples alone do not satisfy this requirement).
- Clearance Letter confirming all hazardous materials have been successfully contained or removed from the

building or structure.

The Hazardous Materials Survey shall include:

- Date of survey.
- Company Name & Surveyor's name.
- Address & Description of the building being tested.
- Description of the building materials in the home
- and sampling locations.
- Name of the testing company and test methods used.
- Laboratory test results, including a list of the ACMs that will be removed or contained on site.

Clearance Letters shall include:

- Date of Letter.
- Date the abatement was completed.
- Name of the abatement contractor.
- Description of the scope of work that was performed.
- Reference to the hazardous materials survey
- Number of the Notice of Project form submitted to WorkSafeBC.
- Waste manifest documentation.
- Name of person who performed final inspection.
- Statement indicating the abatement was conducted in accordance with both the Occupational Health and Safety Regulation and the BC Ministry of Environment Regulations.
- Name and signature of the person who collected the air clearance samples.

Additional Resources

Homeowners' FAQs:

<https://www.worksafebc.com/en/resources/health-safety/information-sheets/asbestos-frequently-asked-questions?lang=en>

Asbestos Hazards in Demolition, Renovation and Salvage:

<https://www.worksafebc.com/en/resources/health-safety/hazard-alerts/asbestos-hazards-in-demolition-renovation-and-salvage?lang=en&origin=s&returnurl=https%3A%2F%2Fwww.worksafebc.com%2Fen%2Fforms-resources%23sort%3DDate%26first%3D10%26f%3Alanguage-facet%3D%5BEnglish%5D%26tags%3DHealth%2520and%2520Safety%2520general%7C2b5c7e454c984479b1caad93889a3e8b%2CAstbestos%7Cb8d83af2b912483f98e269b49143968d>