

# Demolition Permits & Discontinuing Service Connections

The Corporation of Delta  
Community Planning & Development  
4500 Clarence Taylor Crescent  
Delta, BC V4K 3E2  
Tel: (604) 946-3380 Fax: (604) 946-4144

## GENERAL INFORMATION

- The cost of a demolition permit is \$50.
- Prior to demolition of any serviced structure in Delta, **ALL** services must be discontinued on private property.
- A protective barrier must be constructed to protect trees on the property and this must be inspected by Delta Inspector prior to demolition. To book an inspection, please call the 24 hour Inspection Request Service at 604-946-3350.
- In archaeological sensitive areas we will require an archaeological survey report prepared by a BC Association of Professional Consulting Archaeologist prior to any digging or excavation on the property.
- In instances where a water service requires shutting off, applicants should call Engineering at 604-946-3260 for assistance.

## RESIDENTIAL PROPERTIES

- The applicant must expose and disconnect/cap the sanitary, storm and water services close to the property line and leave them exposed for a confirmation inspection by a Delta Plumbing Inspector. To book an inspection, please call the 24 hour Inspection Request Service at 604-946-3350. The work is to be done in accordance with the BC Plumbing Code.
- The applicant must place marker stakes to identify the location of the services as follows: Water (Blue); Sanitary (Yellow); Storm (Green). This will assist municipal forces when new services are installed and old services permanently discontinued or upgraded as part of a Building Permit application.
- Once the inspection is complete and disconnection/capping of services is confirmed, the demolition permit will be issued and the building may be removed.

At Building Permit stage, new services will be installed or upgraded at the property line at a **flat fee**, unless the services are under 25 years old **and** suitable for the application, in which case they may remain.

Services over 25 years old will be permanently discontinued at the municipal main at **actual cost**. An \$1800 deposit will be taken towards the actual costs to permanently discontinue services at municipal main. The applicant will be billed the actual cost which may be in the range of \$3,000 - \$5,000.

New services installed in the same alignment may not incur these costs.

Servicing arrangements will be determined during lot grading plan review upon receipt of a Building Permit application.

<i>Water Service –</i>	
<i>New</i>	<i>\$1935</i>
<i>Upgrade at Property Line</i>	<i>\$316</i>
<i>Sanitary Service –</i>	
<i>New</i>	<i>\$3520</i>
<i>Upgrade at Property Line</i>	<i>\$790</i>
<i>Storm Service –</i>	
<i>New</i>	<i>\$1975</i>
<i>Upgrade at Property Line</i>	<i>\$790</i>

The Municipality may choose to defer replacement of services for such reasons as recent road paving, etc. The flat fee will still be collected.



## **Industrial / Commercial / Multi-Family Properties**

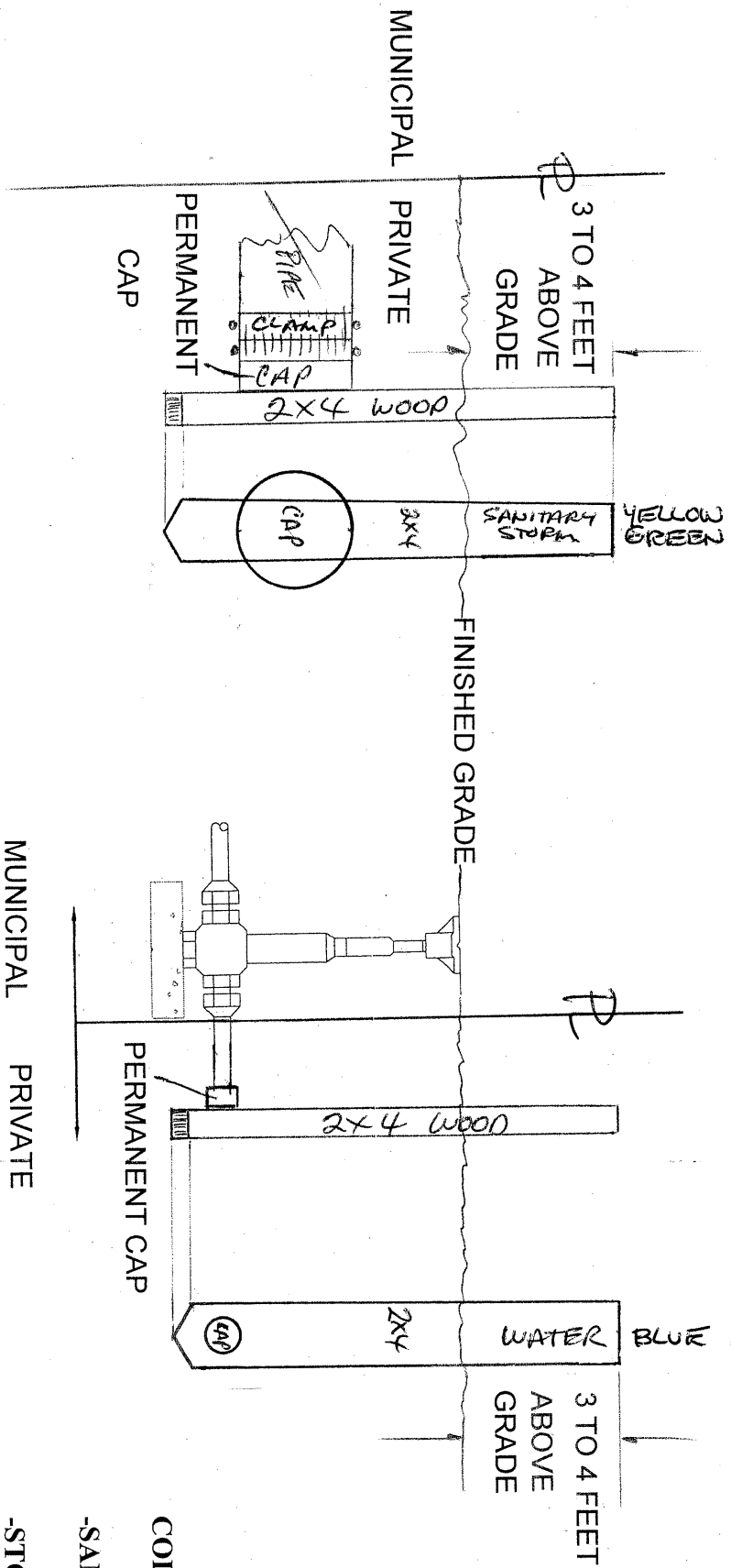
- Service connections will be temporarily discontinued at the main or property line by Delta. A \$2,500 deposit by the applicant will be required.
- Where more than one building exists on a property and shall remain after demolition, on-site discontinuation will be required by applicant. The applicant must expose and disconnect/cap the sanitary, storm and water services and leave them exposed for a confirmation inspection by a Delta Plumbing Inspector. To book an inspection, please call the 24 hour Inspection Request Service at 604-946-3350. The work is to be done in accordance with the BC Plumbing Code.
- The applicant must place marker stakes to identify the location of the services as follows: Water (Blue); Sanitary (Yellow); Storm (Green). This will assist municipal forces when new services are installed and old services permanently discontinued or upgraded as part of a Building Permit application.
- Once the inspection is complete and disconnection/capping of services is confirmed, the demolition permit will be issued and the building may be removed.

At building permit stage, new services will be installed as required. Existing services over 25 years old and those not suitable for the application will be permanently discontinued and new services installed at actual cost. Services under 25 years old and suitable for the application may remain.

CAPPING OF SERVICES PRIOR TO DEMOLITION

SANITARY & STORM

WATER SERVICE



COLOR MARKING:

-SANITARY - YELLOW

-STORM - GREEN

-WATER - BLUE

ALL SERVICES TO BE PERMANENTLY CAPPED AND STAKED WITH COLOR CODED, OR MARKED 2 BY 4 WOOD EXTENDING 3 TO 4 FEET ABOVE GRADE. ONCE INSPECTED AND APPROVED YOU CAN PICK UP YOUR DEMOLITION PERMIT. DO NOT DEMOLISH THE STRUCTURE UNTIL YOU HAVE PICKED UP YOUR DEMOLITION PERMIT.