

Demolition Permit Application

This information sheet has been prepared to assist individuals to complete demolition permit applications with minimal delay. City of Toronto Municipal Code, Chapter 363 provides that demolition permit applications are to be accompanied by plans, specification and documentation which will be considered by the Chief Building Official in determining whether a demolition permit will be issued. The City of Toronto is seeking to ensure that demolitions conform with the Building Code Act and that they proceed in an environmentally safe and sound manner.

It is often difficult for a building owner or demolition contractor to determine whether contaminated substances are present in a building and/or on a proposed demolition site. As a general rule, buildings with a history of industrial use have a high probability of containing one or more contaminated substances. The information requirements prescribed in the City of Toronto Municipal Code, Chapter 363 will be of assistance to both the Chief Building Official and the applicant in resolving these issues.

Pursuant to the City of Toronto Municipal Code, Chapter 363 a demolition permit application will be considered incomplete if the application is not accompanied by answers to the following questions:

Ontario Building Code

1. Does the building exceed 3 stories in Building Height?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Number of stories – Above grade: _____ Number of stories – Below Grade: _____		
2. Does the Building exceed 600 m ² (6458 ft ²) in Building Area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Area of building to be demolished (m ² or ft ²): _____		
3. Does the building contain pre-tensioned or post-tensioned members?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4. Will the proposed demolition extend below the level of the footings of any adjacent building and occur within the angle of repose of the soil, drawn from the bottom of such footings?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
5. Will there be any explosives or lasers used during the course of demolition?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If the answer to any of questions 1 to 5 is YES , the applicant shall, as required by the Building Code Act, retain a Professional Engineer to undertake the general review of the project during demolition. Further, the applicant shall submit, at the time of application, a completed General Review Commitment Certificate and a letter detailing the structural design characteristics of the building and the method of demolition.		

Environmental Considerations

The Occupational Health and Safety Act requires the identification of Designated Substances and Hazardous Materials on construction sites. Hazardous Substances are defined under the act to include a long and complete list of over 800 biological, chemical and radioactive agents under the provisions of the Workplace Hazardous Materials Information System (WHMIS).		
6. Is there now or has there been an industrial use of this site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
7. Is there a list of Designated Substances for the site and building as required under the Occupational Health and Safety Act?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
8. Are there any fluid storage tanks, above or below grade, on site? Note: some underground storage tanks may be located by vent stacks.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9. Are there any outstanding Orders issued by the Ministry of the Environment or the Ministry of Labour in respect of the subject premises or owners?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
10. Does the structure contain Polychlorinated Biphenyls (PCB's) as defined under the Environmental Protection Act? PCB may be located in various electrical equipment including, but not limited to, light ballasts, transformers, capacitors, etc.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
11. Does the structure contain Ozone Depleting Substances which require proper handling in accordance with applicable regulations under the Environmental Protection Act?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
12. Are there hazardous or "controlled products", as defined by WHMIS, on site? For example, past land uses which might indicate the presence of radioactive materials include dentist offices or veterinary clinics. Other indications could be pipes containing chemicals, oils or solvents.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An answer of YES to any of questions 6 to 12 may indicate the presence of environmentally hazardous substances or building elements which may contravene the Building Code Act. If this is the case, the applicant will need to contact an environmental consultant to perform an Environmental Building Audit (including the dust control plan), prior to the submission of the demolition permit application. If there are any questions on this procedure, the applicant may contact the Healthy Environment section of the Public Health Services.		
Note: the Medical Officer of Health and the Minister of the Environment may be consulted by the Chief Building Official to confirm compliance with applicable law.		

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Applicant Information and Declaration

Address of Demolition		
Street No.	Street Name	Postal Code
First Name I,		Last Name
<p>do hereby declare: (confirm the following by checking off each box)</p> <p><input type="checkbox"/> that I am the owner/authorized agent of the owner named in the above application for a permit.</p> <p><input type="checkbox"/> that the information supplied by me in the application and in the materials filed by me with the application is correct; and</p> <p><input type="checkbox"/> that I have arranged/will arrange with the proper authorities for the termination and capping of all services and utilities including, but not limited to, water, sewer, gas, electricity, telephone and cable.</p> <p>And I hereby certify conscientiously believing the above is correct.</p>		
Signature	Print Name	Date (yyyy-mm-dd)
Demolition Permit Application No.	Current Zoning	

The personal information on this form is collected under the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, s. 136 (b) & (c) and the Ontario Building Code Act, S.O. 1992, Chapter 23. The information collected will be used for processing applications and creating aggregate statistical reports. Questions about this collection may be referred to the Customer Service Manager in the appropriate district. Toronto East York District, 100 Queen Street West, Ground Floor, West Tower, Toronto M5H 2N2; North York District, 5100 Yonge Street, 1st Floor, Toronto M2N 5W4; Etobicoke York District, 2 Civic Centre Court, 1st Floor, Toronto M9C 2Y2; Scarborough District, 150 Borough Drive, 3rd Floor, Toronto M1P 4N7.
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