

# GUIDE

## AGED BUILDINGS (30 YEARS OR OLDER) RENOVATIONS, ADDITIONS AND RESTORATIONS

### GUIDE OVERVIEW

This guide is intended to inform the applicant of possible building permit requirements for building over 30 years old.

### Hazardous Materials

For aged buildings (30 years or older), the City of Coquitlam has implemented procedures to ensure all building activities within the City are undertaken in a safe, reasonable and sustainable manner in order to ensure the safety of workers and the public.

As per WorkSafeBC OHS Regulation Part 20:

*“no demolition, salvage or renovation work that may disturb the hazardous materials, other than work necessary to safely contain or remove the hazardous materials, is carried out until the hazardous materials are safely contained or removed”.*

Demolition, renovation, and salvage work involve the taking apart and destruction, in whole or in part, of buildings, structures, equipment, and machinery. These processes have the potential to create harmful exposures to hazardous materials. **Prior to the issuance** of a building and/or plumbing permit in a building built before 1990, the City will require documentation showing the proposed work area is clear of hazardous materials.

### Qualified Person

As defined in WorkSafeBC’s Regulation, **qualified** means a person who has:

1. Knowledge of the management and control of asbestos hazards through education and training; and
2. Experience in the management and control of asbestos hazards.

The following activities **must** be conducted by a qualified person:

- A walk-through inspection;
- Collection of samples of materials suspected of containing asbestos and sample analysis;
- Preparation of asbestos inventories or surveys;
- Development of risk assessments and work classifications (for example, low, moderate or high risk); and
- Preparation of work procedures for the safe removal of asbestos waste by an abatement contractor;

A qualified person will also provide the following:

- Proof of their training and experience;
- Evidence that their laboratory is qualified to analyze asbestos samples; and
- A survey report template.

## **Owner/Agent**

The owner/applicant is required to provide the City with a:

- Hazardous Materials Inspection Report & Lab Results;
- Notice of Project (if applicable); and
- Clearance Letter & Waste Manifest (if applicable).

If you suspect or discover hazardous material once work has started, stop work immediately and have trained and qualified waste removal workers properly remove these materials before resuming work.

For more information, please contact:

- City of Coquitlam Building Permits Division at 604-927-3441 / [permits@coquitlam.ca](mailto:permits@coquitlam.ca) or
- WorkSafeBC Prevention Information Line: 604-276-3100 / [www.worksafebc.com](http://www.worksafebc.com)

## **Age and Condition of Existing Services**

Adding extra plumbing fixtures to an existing building may increase the burden on existing aged services. Therefore, when considering a secondary dwelling, home addition, renovation or restoration, it is important to consider that such construction or demolition can impact municipal utilities such as storm, sanitary and water. Storm and sanitary services not made of PVC and water services older than 30 years will need to be replaced. Your services may also need to be replaced if the construction value of the building permit exceeds \$150,000.

Please contact Engineering & Public Works at 604-927-3500 or [eng\\_cust\\_srv@coquitlam.ca](mailto:eng_cust_srv@coquitlam.ca) for more information.

**This information is provided for convenience only and is not in substitution of applicable City Bylaws, Provincial or Federal laws and regulations. Always refer to official documents. The City is not responsible for errors found in copies or alterations of this document.**