

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

To ensure the safety of workers and the public, the City of Coquitlam has implemented procedures to ensure that construction activities in the City are undertaken in a safe, reasonable and sustainable manner. It is the responsibility of the building owner and employer to ensure that asbestos-containing materials are inventoried and risk assessments completed.

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.

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.”

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. It is recommended that the abatement be performed by a qualified person. The owner/applicant will be required to provide:

- Hazardous Materials Inspection Report & Lab Results
- Notice of Project (if applicable)
- 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 or
- WorkSafeBC Prevention Information Line: 604-276-3100 / 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 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 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.