

Demolition Waste and Deconstruction Bylaw

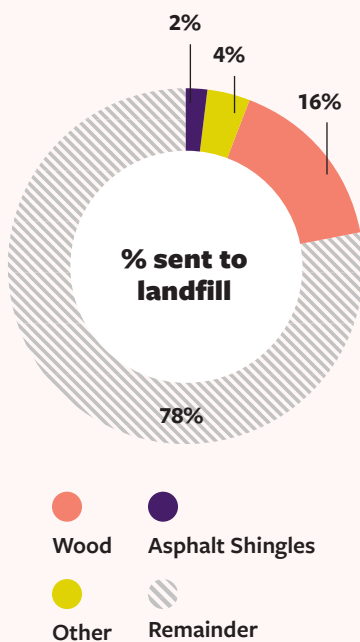
What you need to know

What is Deconstruction?

Deconstruction is a sustainable alternative to conventional demolition. It requires taking apart a structure in the reverse way it was built so materials such as wood are salvaged and can be reused.

Construction and Demolition Waste in Victoria

Salvaging reusable and recyclable materials from building demolitions in Victoria has the potential to divert up to 300 tonnes of waste from the landfill every year, bringing the City closer to its 2040 zero waste target.



Achieving the salvage target

STEPS:

1. Pay the refundable fee of \$19,500 at the time of demolition permit application.
2. Install required signage on site.
3. Salvage 40 kg or 28.3 board feet of wood per square metre of above-ground floor area for reuse.
4. Report wood salvaged and waste sent to landfill and recycling. Provide receipts.
5. Receive a full fee refund if the salvage target is met.

Building permit and hazmat abatement steps remain in place.

EXAMPLE:

For a 1500 square foot house (excluding the basement), the target would be 5.6 tonnes or 3,945 board feet of wood salvaged for reuse.



REUSE DEFINED*

Reuse of wood means “further or repeated use”. This could be:

- reuse in a new build
- repurposing for architectural finishings or furniture
- sale to a company that will reuse the wood; or
- donation to a charitable organization that sells building materials for reuse

Moving the house for use at another location also counts as reuse.

**Chipping wood for recycling is not considered reuse*



The bylaw applies to:

Any single-family dwelling or duplex built before 1960 that is being demolished, including those being demolished to build multi-family housing.

The bylaw has been phased in since September 12, 2022 to give industry time to prepare for these requirements.



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victoria.ca/constructionwaste