



**BEST PRACTICES FOR DEMOLITION WASTE  
MANAGEMENT IN OAK BAY**

**DEMOLITION  
WASTE  
REDUCTION**

# REDUCING DEMOLITION WASTE



The Capital Regional District (CRD) operates the Hartland Landfill. In an effort to reduce demolition waste resulting from Oak Bay, the District has created this brochure as a go-to guide to help homeowners, contractors, design professionals and building owners to salvage and reuse materials from building demolitions. Deconstructing buildings allows for more materials to be reused and recycled and helps to divert demolition waste from the CRD operated landfill.

Oak Bay is committed to protecting local and regional environments, ensuring that, wherever possible, housing demolition waste is significantly reduced, effectively managed, or eliminated. To encourage builders and owners to reuse and recycle valuable housing materials, Oak Bay supports a more environmentally sensitive approach, one that focuses on deconstruction and reuse where possible.

# HAZARDOUS MATERIALS



Regardless of when your home was constructed, materials listed below are common materials found to contain asbestos which require a pre-approval permit from the CRD prior to arrival at Hartland Landfill. For homes constructed prior to 1990, a Hazardous Materials Assessment or "representative negative asbestos testing results" must also be provided. For more information on Renovation and Demolition Disposal Applications, please visit: [www.crd.bc.ca/renowaste](http://www.crd.bc.ca/renowaste).

## The following materials are suspect to contain asbestos and require pre-approval for garbage disposal at Hartland Landfill:

- Drywall with joint compound/mud
- Stucco
- Plaster and textured surface coats
- Vinyl floor tiles
- Paper-backed vinyl/linoleum/sheet flooring
- Mastics (applied adhesives)
- Grout, mortar, levelling compound
- Paper-backed fiberglass/rock wool insulation
- Vermiculite, blown-in/loose insulation
- Ceiling tiles
- Ducting insulation, duct wrap, ductwork
- Octagonal/hexagonal multi-layered roofing shingles, roofing felt
- Deck under-sheeting
- Furnace or boiler materials
- Artificial fireplaces and kilns
- Cement board, transite board, fibreboard
- Fire-proof board

## The following materials are exempt from the CRD's pre-approval process:

- Clean wood waste\*
- New/uninstalled construction materials (eg. lumber off cuts, ceramic tiles, insulation, sheet flooring and cement board from new construction)
- Carpet, carpet underlay and tack strips
- Fiberglass or rock wool insulation with no paper backing
- Foam board/rigid insulation with no adhesives or mastics
- Rectangular asphalt shingles or cedar shingles\*\*
- James Hardie brand cement board (must have visible label)
- Laminate flooring with no adhesives/mastics

\*Clean wood waste may include decks, fences, cabinetry and countertops. If you have wood subflooring, or wood studs removed from underneath drywall, plaster or stucco, then a Pre-approval application must be submitted prior to disposal.

\*\*Asphalt shingles are only exempt from pre-approval if they are rectangular in shape, and composed of single layer of roofing. If you have multi-layer roofing, or octagonal/hexagonal shaped shingles, a Pre-approval application must be submitted prior to disposal.

## USEFUL RESOURCES

### CAPITAL REGIONAL DISTRICT

[www.crd.bc.ca/renowaste](http://www.crd.bc.ca/renowaste)

### MYRECYCLOPEDIA

[www.myrecyclopedia.ca](http://www.myrecyclopedia.ca)

### WORKSAFEBC

[www.worksafebc.com/en/health-safety/hazards-exposures/asbestos](http://www.worksafebc.com/en/health-safety/hazards-exposures/asbestos)



# PREPARING FOR DEMOLITION



When preparing for demolition or deconstruction, it's important to hire a qualified professional to identify hazardous materials. Qualified abatement companies can ensure the safe removal and disposal of hazardous materials from your home. A list of qualified abatement companies is available at [https://www.crd.bc.ca/docs/default-source/recycling-waste-pdf/hazmatsurveytestingremovalserviceproviderlist.pdf?sfvrsn=19750eca\\_48](https://www.crd.bc.ca/docs/default-source/recycling-waste-pdf/hazmatsurveytestingremovalserviceproviderlist.pdf?sfvrsn=19750eca_48)

Visit <https://www.crd.bc.ca/service/waste-recycling/hartland-landfill-facility> for more information on landfill bans, reuse/recycling options and special handling requirements.

Clean demolition waste can be disposed of at Hartland Landfill with pre-approval. Pre-approval is required regardless of when the home was constructed. To get pre-approved, submit an application online at [www.crd.bc.ca/renowaste](http://www.crd.bc.ca/renowaste) with the following steps for pre-approval:

- Provide your address and list all renovation materials you will be bringing to the Landfill for disposal
- Upload your hazardous materials survey or lab testing results if your home was constructed prior to 1990
- Submit the completed application.
- Wait for an email response providing you with a pre-approval number and relevant instructions for disposal
- For full house demolitions please fill out this form: [https://www.crd.bc.ca/docs/default-source/recycling-waste-pdf/applicationfordisposalofcleandemowaste-fillable.pdf?sfvrsn=fc8931ca\\_10](https://www.crd.bc.ca/docs/default-source/recycling-waste-pdf/applicationfordisposalofcleandemowaste-fillable.pdf?sfvrsn=fc8931ca_10)

For more information on Renovation and Demolition Disposal Applications, please visit: [www.crd.bc.ca/renowaste](http://www.crd.bc.ca/renowaste).

# DECONSTRUCTING YOUR HOME



Deconstructing rather than demolishing can help save money and reduce the environmental impact. Your structure could be home to valuable, reusable building materials. Rather than sending waste from your demolition to the landfill, you can take the more cost-effective and environmental approach and salvage all usable materials.

## The following is a list of common deconstruction and salvage materials:

- Dimensional lumber
- Heavy timbers
- Steel beams and studs
- Wainscoting
- Insulation
- Siding
- Heating ducts
- Electrical equipment
- Brick and block
- Light fixtures
- Plumbing fittings
- Faucets
- Interior doors and frames

See MYRECYCLOPEDIA  
[www.myrecyclopedia.ca](http://www.myrecyclopedia.ca) for  
possible options to reuse or  
recycle these materials and for  
facility drop-off information.



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