

## Hazardous Materials

Overview of hazardous materials report required for home and commercial renovation on buildings that pre-date 1990

### Purpose

This guide is intended to inform the applicant of possible building permit requirements for buildings over 30 years old (pre-1990).

### References and Background

For aged buildings (30 years or older), the City of Penticton 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 works and the public.

### Workers Safety

WorkSafeBC recognizes that buildings constructed prior to 1990 could contain hazardous materials (asbestos, lead and mercury). As a homeowner or contractor it is your responsibility to ensure that the site is free of any hazardous material that could cause harm to anyone that may be on site, which includes the City of Penticton staff.

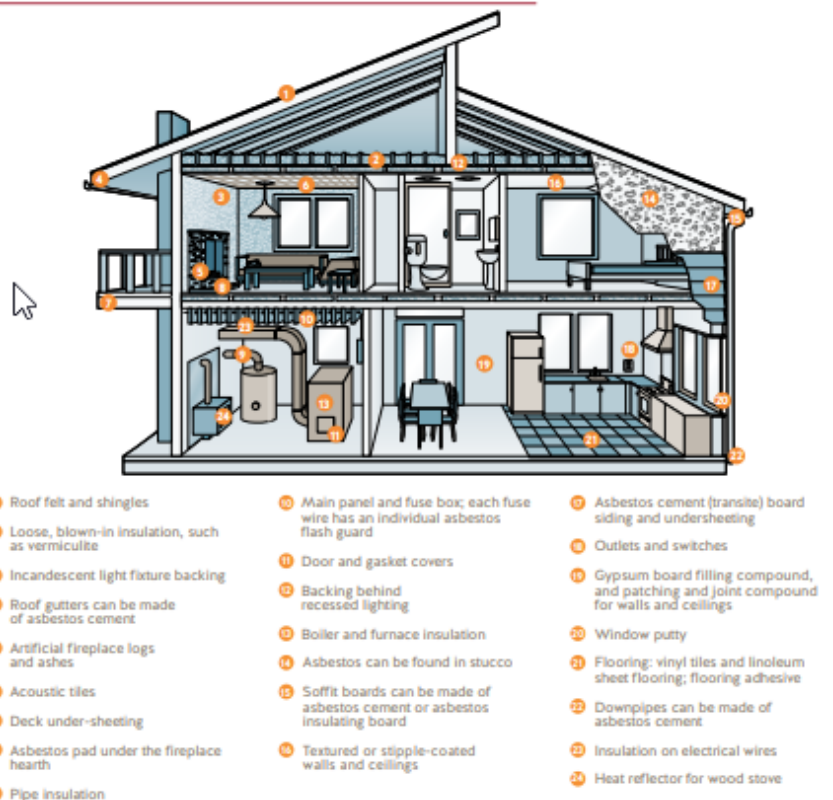
### Testing

A qualified person is required to test for any hazardous material with building constructed pre-1990. Findings must be documented in a Hazmat Survey and a clearance letter is **required** before a demolition or building permit is issued by the city. Some projects can be determined on a case by case basis. Please discuss the scope of work with a City Building Official to determine.

### Abatement Process

Once the necessary testing has been completed, if the Hazmat Survey has stated that hazardous materials have been detected on-site, the materials must be removed as disposed of by a qualified person. Before anyone can enter the site, a clearance letter (or "all clear"), must be completed to outline that the site is safe

#### Potential sources of asbestos in the home



to enter and the hazardous materials have been properly removed and disposed of. For more information, please see WorkSafeBC's [Abatement Contractors Checklist](#).

## Qualified Persons

As defined by WorkSafeBC's Regulation, qualified means a person who has:

- Knowledge of the management and control of asbestos hazards through education and training; and
- 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

Please refer to WorkSafeBC [Safe Work Practices for Handling Asbestos](#) (pg. 14) for further information on Qualified Persons.

## Owner/Agent

The owner / agent is required to provide the City with the following:

- [Hazardous Materials Report Form](#);
- Hazardous Materials Survey; and
- Clearance Letter

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

## Resources:

### WorkSafe BC

OHS Part 6: [G6.8 Procedures for Abatement of Asbestos Material](#)

OHS Part 20: [G20.112: Hazardous material](#)

[Safe Work Practices for Handling Asbestos](#)

[Asbestos Hazardous When Renovating Older Homes](#)

Have questions? We're here to help. Please contact the Building Department at 250-490-2501 or visit <https://www.penticton.ca/business-building/building-permits/hazardous-materials>

Please contact the City of Penticton's office at 250-490-2501 or by email at [buildinginfo@penticton.ca](mailto:buildinginfo@penticton.ca) for additional information or questions regarding the process.

Please note: Building Bulletins are prepared to provide convenient information for customers, and should not be considered a replacement for reviewing the bylaw or associated legal documents. If there is any contradiction between this guide and relevant municipal bylaws and/or applicable codes, please refer to the bylaws and/or codes for legal authority.