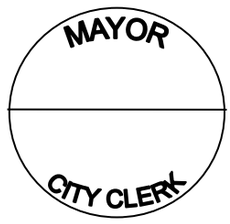


PROVINCE OF QUEBEC
CITY OF BEACONSFIELD

CONSOLIDATED

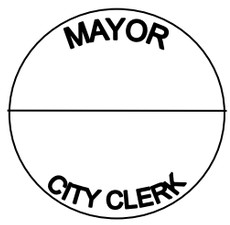
BY-LAW NO. BEAC-046

CONSTRUCTION BY-LAW

Warning: This consolidated version of the by-law was prepared for convenience of the reader and has no official value. No warranty is given as to the accuracy of the text. For all legal purposes, the reader should consult the official version of the by-law and each of its amendments.

(BEAC-046-1) 2011-07-11
(BEAC-046-2) (NOT ADOPTED)
(BEAC-046-3) 2015-02-23
(BEAC-046-4) 2016-05-30
(BEAC-046-5) 2017-07-10
(BEAC-046-6) 2023-07-10
(BEAC-046-7) 2025-08-25

Adopted at the Municipal Council's ordinary meeting
held on Monday, June 15, 2009



PROVINCE OF QUÉBEC
CITY OF BEACONSFIELD

BY-LAW NO. BEAC-046
CONSTRUCTION BY-LAW

At the ordinary meeting of the municipal Council of the City of Beaconsfield, held in the Council Chamber, 303, Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, June 15, 2009 at 8:00 p.m.

WERE PRESENT: His Honour Mayor Bob Benedetti, Councillors Jimmy Shiro Hasegawa, Karen Messier, Wade Staddon, Kate Coulter, Roy Baird and David Pollock.

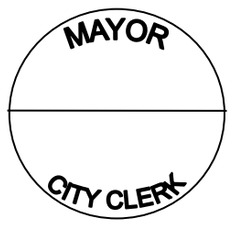
WHEREAS a notice of motion of the presentation of this by-law was given at the meeting of said Council duly called and held on Monday, April 27, 2009;

WHEREAS a public consultation meeting on the said draft By-law was duly called and held by Council on Monday, May 25, 2009;

Considering section 118 of the Act respecting land use and planning (R.S.Q., chapter A-19.1);

On motion of Councillor W. Staddon, seconded by Councillor J. S. Hasegawa and UNANIMOUSLY RESOLVED;

The Municipal Council of the City of Beaconsfield enacts as follows:



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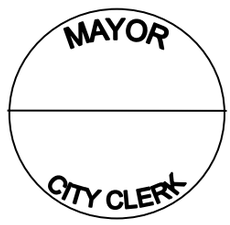

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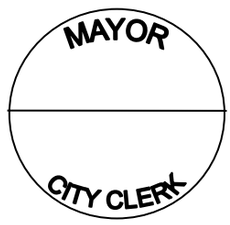


CHAPTER 1 DECLARATORY AND INTERPRETATIVE PROVISIONS

1.1 Coming into force

This by-law shall come into force in accordance with the provisions of an Act Respecting Land Use Planning and Development (R.S.Q., chapter A-19.1).

1.2 By-law applicability

Compliances with the provisions of this by-law are incumbent on both natural and legal persons.

1.3 Scope of application

The following elements shall conform with the provisions of this by-law:

a) Any landsite, or portion thereof;

b) Any building, or portion thereof, to be erected or used;

c) Any structure or portion thereof, to be erected or used.

1.4 Validity

The Council enacts this by-law in its entirety, as well as chapter by chapter, section by section, paragraph by paragraph, and subparagraph by subparagraph so that the repeal or declaration of nullity of any chapter, section, paragraph, or subparagraph, or part thereof, shall not affect the validity of other chapters, sections, paragraphs or subparagraphs of this by-law.

1.5 Attached documents

The following documents form an integral part of this by-law:

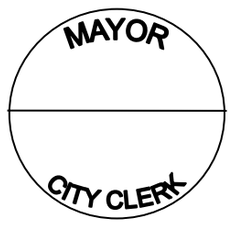
a) The Terminology Index of the Zoning by-law;

b) The specifications schedule, including its amendments, as annex V.P.11;

c) The Zoning Plan of the Zoning by-law, including its amendments, as annex V.P. 10.

1.6 Conformity to all applicable by-laws

The issuance of a permit or a certificate, approved plans and specifications, and inspections carried out by the officer in charge shall not release the owner or the applicant from the obligation to execute, or have the work executed**,** in conformity with the requirements of this by-law or with all other applicable by-laws.



1.7 Precedence over other by-laws

The provisions of this by-law shall take precedence over:

a) Any similar provision contained in any other construction by-law;

b) Any provision of any other by-law that is inconsistent with the provisions of this by-law.

1.8 Repeal

By-law no. 722 entitled “Building by-law”, and its amendments is hereby repealed and replaced with the present by-law. The repealed by-law shall nevertheless remain in force and shall be applied in its entirety to any situation where any person, company, corporation, institution or other entity contravenes any of its provisions prior to the coming into force of this by-law. Moreover, this repeal shall not affect permits legally issued pursuant to the authority of the repealed provisions, nor shall it affect any rights acquired prior to the coming into force of this by-law.

1.9 Text interpretation

The present rules of interpretation apply to this by-law:

a) Regardless of the verb tense used in this by-law, every provision is held to be in force during every time period and in all circumstances;

b) The singular shall extend to several people or things of the same nature, each time that the context allows for this extension;

c) The masculine form includes the feminine, unless the context indicates otherwise;

d) Between the French version and the English version, the French version prevails;

e) The use of the verbal auxiliary "shall" indicates an absolute obligation, while the verbal auxiliary "may" indicates a choice.

f) The authorization to do something includes all the powers necessary to this end.

1.10 Plans, tables, graphs, symbols, annexes, specification schedules and all other means of expression

Plans, tables, graphs, symbols, annexes, specification schedules and any other means of expression included in this by-law, other than words, shall form an integral part thereof.

1.11 Interpretation in case of a conflict

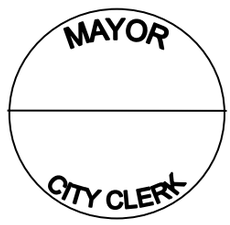
In case of a conflict between provisions in this by-law, unless otherwise provided, the following rules apply:

a) Between the text and a title, the text prevails;

b) Between the text and any other means of expression, except for the specification schedules, the text prevails;

c) Between a table and a graph, the table prevails;

d) Between the specification schedules and the Zoning Plan, the specification schedules prevail;



e) Between the text and the specification schedules, the specification schedules prevail;

1.12 Interpretation of general and specific provisions

In case of a conflict between two provisions in this by-law, or between this by-law and another by-law, the specific provision shall prevail over the general provision.

When a restriction or a prohibition prescribed by this by-law or any one of its provisions conflicts with, or is inconsistent with, any other by-law or another provision of this by-law, unless otherwise stated, the more restrictive or prohibitive provision shall apply.

1.13 Unit of measure

All dimensions specified in this by-law shall refer to the International System of Units (SI)

1.14 Terminology

For the purpose of interpreting this by-law, unless the context indicates otherwise, any word or expression has the meaning and the significance attributed to it in the Terminology Index of the Zoning by-law and forming an integral part thereof. If a word or a term is not specifically indicated in this index, it is used in its commonly attributed meaning.

CHAPTER 2 ADMINISTRATIVE PROVISIONS

2.1 Administrative responsibility

The responsibility for the administration and application of this by-law is incumbent to the Director of the Urban Planning and Municipal Patrol Department of the City of Beaconsfield, under the title of officer in charge.

Any employee of the Urban Planning and Municipal Patrol Department and any employee of the Public Works Department of the City of Beaconsfield, any employee of the Service de Sécurité Incendie de Montréal (Fire Security Department), and of the City of Montreal Police Service is considered as an assistant to the Director of the Urban Planning and Municipal Patrol Department of the City of Beaconsfield.

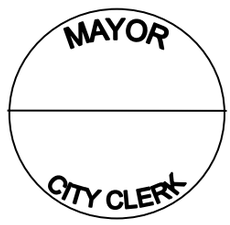
The Council may, by resolution, appoint other natural or legal persons, in addition to those mentioned in the present section, for the application of the current by-law.

2.2 Functions and powers of the officer in charge

The officer in charge and his assistants may exercise all powers conferred upon them under this by-law, such as:

a) Issue the permits and certificates provided for in this by-law;

b) Visit and examine, at any reasonable hour and presenting an identity card, any immovable property, including the interior and exterior of the buildings or structures, to ascertain if this by-law is complied with or to require the owner to provide assistance with the inspection of the property, building or structure;



c) Issue to the owner, tenant, occupant or any other person in charge, a notice requiring the correction of a dangerous situation or any situation contravening this by-law;

d) Recommend to Council any measure necessary to put an end to any situation in breach of this by-law;

e) Order that tests be carried out on the materials, devices or mechanisms, methods of construction, functional or structural elements of the construction, or on the condition of the foundations, where their proof of compliance with the specifications of this by-law, as well as the Permits and Certificates by-law, are required;

f) Order that the work be stopped when test results demonstrate that the specifications of this by-law or any other by-law are contravened;

g) Order the execution of any repair work that seems appropriate for the safety of the structure and recommend to Council all emergency measures;

h) Order the temporary evacuation of any building that could put any person's life in danger;

i) Order the fencing of any land representing a danger for the public;

j) Order the closing of any thoroughfare, or part of a thoroughfare, for as long as the danger persists;

k) Order to the owner, tenant, occupant or any other person in charge to suspend any dangerous work or the exercise of another usage that is in breach of this by-law;

l) Require that a signed and sealed report attesting to the conformity of the work be submitted by the appropriate professional;

m) Recommend that Council take any measure necessary to put an end to any construction, occupation, or use of a lot, landsite, building or structure, or any part of a lot, landsite, building, or structure that contravenes this by-law;

n) Recommend that Council take any measure necessary to put an end to a breach of this by-law;

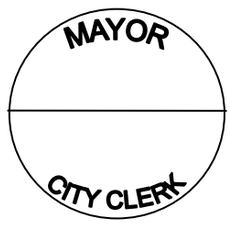
o) Order the interruption of work or usages;

p) In case of emergency or if the offence endangers the public, the officer in charge may, if the offender does not immediately comply with the notice, order that the work be stopped, as soon as possible. Furthermore, if the offender refuses to comply, the officer in charge may order remedial work to be carried out to ensure public safety. The cost of this work shall be at the offender's expense;

q) Undertake legal action in the name of the City in case of a breach of this by-law;

r) Issue a statement of offence to the owner, tenant, occupant or any other person in charge;

s) Advise the owner of a property in breach of this by-law of the nature of the offence and compel him to comply with this by-law and, if necessary, to restore the premises, landsites or buildings to their former condition before the breach;



t) In all other cases, if the offender does not comply with the above mentioned order within 7 days, the officer in charge may take any necessary legal action to enforce the application of this by-law.

2.3 Breach of this by-law

Commits an infraction any person that:

a) Occupies or uses a lot, landsite, building or structure, or part of a lot, landsite, building, or structure, in breach of this by-law;

b) Authorizes the occupation or use of a lot, landsite, building or structure, or part of a lot, landsite, building or structure, in breach of this by-law;

c) Erects or permits the erection of a structure in breach of this by-law;

d) Refuses to allow the officer in charge to visit and examine, at any reasonable hour and presenting an identity card, an immovable property of which he is the owner, tenant, or occupant to ascertain if this by-law and other municipal by-laws are respected;

e) Does not comply with an order issued by the officer in charge.

2.4 Issuance of a statement of offence

The director of Urban Planning and Municipal Patrol, the division head of Urban Planning and Permits, the technical agent in Urban planning, the Urban Planning and Municipal patrol inspector, the Municipal patrol agents, any other employee of the Urban Planning Department, the Public Works foremen and inspectors, the members of the City of Montreal Police Department and of the Service de Sécurité Incendie de Montréal (Fire Safety Department) are authorized to issue a statement of offence regarding any offence under this by-law.

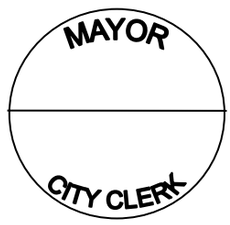
2.5 Fines

Any person who contravenes any of the provisions of this by-law commits an offence and is liable to a minimum fine, for a first offence, of two hundred dollars ($200) plus costs if the offender is a natural person and four hundred dollars ($400) plus costs if the offender is a legal person.

For a second offence, the minimum fine is three hundred dollars ($300) plus costs if the offender is a natural person and six hundred dollars ($600) plus costs if the offender is a legal person.

In case of subsequent offences, the minimum applicable fine is four hundred dollars ($400) plus costs if the offender is a natural person and six hundred dollars ($600) plus costs if the offender is a legal person.

If the offence is continuous, each day constitutes a separate offence and the penalty imposed for this offence may be imposed for each day that the offence is not corrected.



CHAPTER 3 BUILDING STANDARDS

3.1 General provisions

All provisions included in the following documents shall form an integral part of this by-law, subject to the following special provisions set out in section 3.2:

a) The most recent edition of the Quebec building Code and its supplement;

b) The most recent edition of the National Building Code of Canada and its supplement;

b) The most recent edition of the National Fire Prevention Code of Canada and its supplement;

d) The most recent editions of the Quebec Act respecting the conservation of energy in buildings (R.S.Q., c. E-1.1) and the provincial Regulation respecting energy conservation in new buildings;

All amendments to such acts, regulations, and codes, or any relevant part thereof, made after the coming into force of this by-law shall form an integral part of this by-law without having to adopt a by-law to prescribe the applicability of every amendment made.

In case of a conflict between provisions of this by-law or any other by-law, or with any of the documents forming an integral part of it, the most restrictive provisions shall apply.

3.2 Special provisions

3.2.1 Non-combustible construction

Without limiting the generality of the application of the Quebec Building Code, any building having a height of 3 stories or more shall be designed and built as a non-combustible construction.

Notwithstanding the previous sub-paragraph and subject to the application of the Quebec Building Code, a dwelling of three (3) stories or more may be of combustible construction provided that it is protected by sprinklers.

(BEAC-046-3, sec. 2)

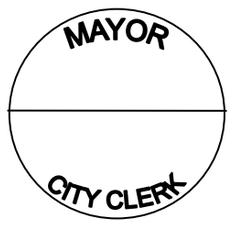
3.2.2 Party wall

Any party wall shall be designed and built as a firewall.

3.2.3 Foundations

Footings and foundations of any main building, or extension thereof, shall be erected with cast-in-place concrete and shall rest on undisturbed soil or rock.

Footings and foundations may however be supported on consolidated fill or unstable soil, provided that such footings or foundations are designed by a member of the Quebec Order of Engineers.



With the exception of foundations resting on rock, the minimum depth of foundations shall be 1.40 metre below grade exposed to weather.

Nil

Notwithstanding the first subparagraph of this section, a solarium may rest on an auger-installed steel pile foundation system under the following conditions:

a) The solarium shall be located in the rear yard or in the case of a corner lot in the side yard opposite to the front façade of the building;

b) The space under the solarium shall be completely enclosed with an exterior siding material in accordance with the by-laws of the City of Beaconsfield;

c) The solarium shall not extend beyond the side wall of the existing building;

d) The number of piles and the required spacing between them in order to support the solarium must be approved by an engineer who is a member of the Ordre des ingénieurs du Québec.

3.2.4 Chimney

Any chimney projecting from an exterior wall or a roof shall be covered with the same facing materials as those of the exterior walls of the main building.

3.2.5 Solid fuel appliance

For the purposes of this by-law, the words “solid fuel” mean: any solid matter with which one can make fire.

The installation and replacement, inside a building, of any appliance or fireplace that permits the use of solid fuel is prohibited.

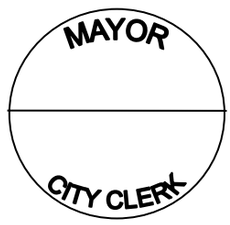
Notwithstanding the preceding paragraph, the replacement of any appliance or fireplace using solid fuel is permitted, provided that the new appliance complies with the certification criteria set out in Section 3 of the *By-law regarding solid fuel appliances and fireplaces* (BEAC-170).

(BEAC-046-4, sec. 1; BEAC-046-6, sec. 1, BEAC-046-7, sec. 1)

Section will be repealed as of September 30, 2026:

3.2.5.1 Restrictions on the use of certain solid fuel appliances

In addition to the provisions of Section 3.2.5, the following restrictions on the use of certain solid fuel appliances apply:



i. A non-EPA certified solid fuel appliance or fireplace (or one emitting more than 2.5 grams per hour) may not be operated more than once every forty-eight (48) hours for a maximum period of six (6) hours;

ii. An appliance or fireplace that complies with this by-law is not subject to the preceding paragraph; however, the owner of such an appliance must prove that it is EPA certified and comply with the emission rules set forth in Section 3.2.5;

iii. No person shall use or permit the use of a solid fuel burning appliance when a smog warning issued by Environment Canada is in effect for the area including all or part of the City of Beaconsfield.

(BEAC-046-6, sec. 2, BEAC-046-7, sec. 2)

Section will be repealed as of September 30, 2026:

3.2.5.2 Exemptions

Notwithstanding sections 3.2.5 and 3.2.5.1, the following exemptions for the use of certain solid fuel burning appliances apply:

i. Section 3.2.5.1 of this by-law ceases to apply where a power failure affecting the building in which the solid fuel burning appliance or fireplace is located has persisted for more than three (3) hours. This exemption shall cease to apply once electricity is restored.

ii. An appliance or fireplace used for commercial cooking of food and where commercial use is permitted in the territory at all times.

(BEAC-046-6, sec. 3, BEAC-046-7, sec. 3)

3.2.6 Smoke detector

Any smoke detector shall be installed according to the manufacturer's instructions, between the living and sleeping areas of each dwelling unit.

At least one (1) smoke detector shall be installed for every 130 square metres of floor area on each storey of a dwelling unit.

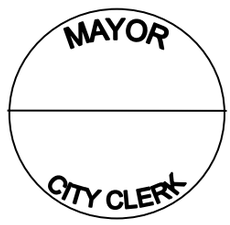
3.2.7 Back water valves

All basement and cellar floor drains, as well as all basement and cellar plumbing fixtures, shall be equipped with back water valves.

3.2.8 Surface drainage

Adequate surface water drainage shall be provided on each landsite. Taking into consideration the natural topography, surface water shall be directed towards municipal ditches or the storm drainage system.

All exterior foundation walls and slabs on the ground shall be drained by drainage pipes laid outside of the walls or under the slab. The top and sides of all drainage pipes shall be covered by at least fifteen (15) centimetres of crushed stone.



These pipes shall drain into a covered sump pit and the water shall be directed toward the street drainage ditch.

Where gravity drainage is not possible, an automatic sump pump shall be provided in the sump pit and it shall drain toward the street to an open ditch or a storm sewer.

Sump pits and sump pumps shall not be connected to the street sanitary sewer system.

3.2.8.1 Connection to the main lines

The connection of any principal building for which a building permit is issued shall be made directly to the water, storm and sanitary sewer mains during the term of the permit.

(BEAC-046-6, sec. 4)

3.2.9 Treatment of wastewaters

Any building equipped with a toilet or water closet that has been or is to be erected on a landsite not serviced by a sanitary sewer system built or duly approved by the City, shall be equipped with a septic installation for the treatment of wastewaters in accordance with the Environment Quality Act (R.S.Q., c. Q-2) and Regulations.

3.2.10 Prohibited structures and equipment

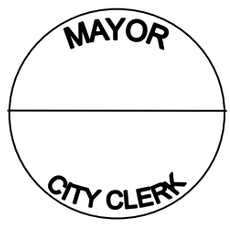
Incinerator, tent, or air supported structure are prohibited.

3.2.11 Flood-proofing measures applicable to structures, undertakings and works in a floodplain

Authorized structures, undertakings and works must comply with the following flood-proofing standards, adapted to the specific context of the concerned infrastructure:

1. No opening (window, cellar window, door, garage, etc.) may be lower than the 100-year flood elevation;
2. No ground floor is allowed at a level that is lower than the level of the 100-year flood elevation;
3. Drains must have a non-return valve;
4. For any structure or part of a structure built below the 100-year flood level, a study must show the structure's resistance to flooding and must include calculations relating to:
   - Waterproofing;
   - Structural stability;
   - Reinforcement necessary;
   - Seepage water pumping capacity;
   - Resistance of the concrete to compression and tension.
5. The filling of land shall be restricted to protecting the immediate area around the concerned structure or undertaking and shall not extend to the entire landsite: the average slope downward from the top of the fill next to the protected structure or undertaking shall not be less than 33*1/3*% (vertical to horizontal ratio of 1:3).

(BEAC-046-1, sec. 1)



3.2.12 Construction standards for adaptable housing

Without limiting the generality of the application of the Quebec Building Code, any adaptable housing required by the Zoning By-law must include the following standards for construction:

3.2.12.1 Design and layout of common areas

a) In the entrance lobby, there must be a separation space of at least 1.5 metres in diameter around any obstacle, including the opening of a door;
b) The panel for the interphone and/or alarm system must be installed at a height of 1 metre minimum and 1.2 metres maximum;
c) Access corridors to the dwelling units must be fitted with handrails;
d) Floor coverings must be of a hard surface type. Soft surfaces such as carpeting are prohibited.

3.2.12.2 Access doors

The main door of the building and the access doors to the dwelling units must meet the following requirements:

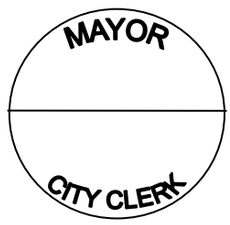
a) Doors must be at least 850 mm wide and have a clear opening of at least 800 mm;
b) Locks must be of the multiple combination type;
c) Doors must be equipped with a second peephole at a maximum height of 1200 mm;
d) A door that opens towards a person must have a clearance distance of at least 600 mm on the handle side;
e) A door that opens away from a person must have a clearance distance of at least 300 mm;
f) Handles must be of the lever type and easy to manipulate;
g) All thresholds, including doorsills, must be no higher than 13 mm, bevelled with a maximum slope of 1:2;
h) The main access to a building must be equipped with a pushed button automatic door opening device.

3.2.12.3 Corridors and doors inside a dwelling unit

Corridors inside a dwelling unit must meet the following requirements:

a) Corridors must have a clear width of at least 920 mm;
b) Corridors must have a clearance distance of at least 1200mm in diameter in front of doors to the individual rooms;
c) Doors leading to or located inside a dwelling unit must be at least 900 mm wide;

3.2.13.4 Design and layout of the spaces inside a dwelling unit



The spaces inside a dwelling unit must meet the following requirements:

a) Floor coverings must be hard surface. Soft surfaces such as carpeting are prohibited;
b) There must be no unevenness or differences in height in the floor levels, with the exception of thresholds, in which case the requirements set out in paragraph g) of section 3.2.12.2 must be met;
c) Windows must be placed at a maximum height of 750 mm measured from the floor;
d) Opening and locking mechanism for windows must be placed at a height of 600 mm minimum and 1050 mm maximum, measured from the floor;

3.2.13.4.1 Bathroom design and layout

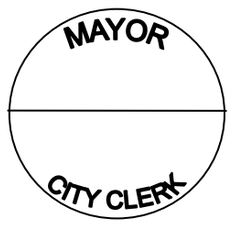
The bathroom design and layout must meet the following requirements:

a) A toilet must be placed at a distance of 300 mm from one of the side walls with a clear space of 875 mm on the other side;
b) A clear space of 760 mm in width, 685 mm in height and at least 485 mm in depth must be provided under the sink on the vanity unit, with a removable cupboard;
c) An electrical outlet protected by a ground fault circuit breaker must be installed on the front of the vanity unit;
d) The walls behind and to the sides of the toilet and shower must be reinforced with gypsum board at least 19 mm thick so that support bars can be attached;
e) The bathroom floor must be sloped towards a floor drain;
f) The floor drain must be positioned in the centre of an imaginary circle with a diameter of at least 1500 mm, centred between two walls;
g) Hot and cold water supply pipes must be included and positioned to align with the floor drain;
h) Faucets and plumbing fixtures in the shower and bath must be equipped with a pressure stabilizer and a temperature control;
i) The floor covering in the bathroom must be composed of small-format tiles. Tiles must be installed over a waterproof membrane to protect the floor structure underneath.

3.2.13.4.2 Kitchen design and layout

The layout of a kitchen must meet the following requirements:

a) The floor covering must continue beneath the kitchen cabinets and the sink;
b) All appliances, counters or cabinets must have a clear space of 1500 mm in front of them;
c) The space allocated to the refrigerator must be large enough to allow for an appliance with French doors;



d) Additional electrical outlets must be installed at a height of 1050 mm from the floor.

(BEAC-046-3, sec. 1)

3.3 Building fortification and protection elements

3.3.1 Prohibitions

a) Building, modifying, or transforming a building with material which when assembled will have the effect of creating walls and roofs resistant to firearm projectiles, explosives, and vehicular impacts or assaults is prohibited. Erecting a watch tower on a building or anywhere else on the lot is also prohibited.

b) The assembly, installation, and maintenance of the following building fortification or protection elements are prohibited:

i) protective shields made of metal or other material of great resistance, applied on either side of a wall or roof of a building;

ii) laminated glass or any other type of bullet proof glass or material installed in any openings of a building;

iii) bullet proof shutters, or explosive or impact resistant protective shutters located around openings of a building;

iv) armoured or specially reinforced doors resistant to firearm projectiles, explosives, vehicles and assault equipment;

v) grills and bars installed in an opening, except those installed in cellar or basement openings. However, this restriction does not apply to the doors and windows of commercial buildings.

3.3.2 Exemptions

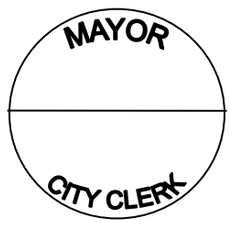
The following buildings, parts of buildings, or uses are exempted from the application of section 3.3.1:

a) A bank, Caisse Populaire, other financial institution or a jewellery store;

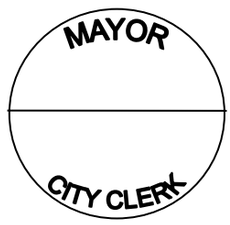
b) Any government or municipal building, consulate or penal institution;

c) Any commercial or industrial building containing a research center using a substance or a procedure requiring a specific level of protection as deemed by law, by-law, code or standard in force for this type of building, substance or procedure.

3.3.3 Non-compliance with the by-law



Any building which does not comply with the provisions of sections 3.3.1 and 3.3.2 of the present by-law must be reconstructed or modified in order to conform to the by-law within six (6) months following the date of the notice of infraction.



CHAPTER 4 STANDARDS RESPECTING CONSTRUCTION SITES

4.1 Use of public thoroughfares

No one shall use the public street for the purposes of carrying out work without the authorization of the officer in charge.

The fact that the contractor has been granted an authorization to use the public thoroughfares does not release him from his obligations towards the public or the City.

4.2 Construction site fences

Except in the case of a residential building under construction, any open excavation or foundation shall be surrounded with a fence at least 1.83 metre high and sufficiently resistant to ensure public safety.

4.3 Cleanliness of construction site

All building sites shall be cleaned on a daily basis and equipped with a container for this purpose. Adjacent building sites may, however, share a container.

CHAPTER 5 STANDARDS RESPECTING NON-CONFORMING, DANGEROUS, DAMAGED, VACANT OR UNCOMPLETED STRUCTURES

5.1 Non-conforming new structure

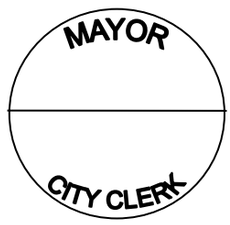
Where a new structure is not erected in accordance with the applicable by-laws, the City may petition a court of law for the demolition of the structure by the owner within the time prescribed by the court, failing which the City may proceed with the demolition of the structure at the owner's expense.

5.2 Dangerous structure

Where a structure is in such a condition as to constitute a danger to persons or where it has lost one-half of its value through decay, fire or explosion, the municipality can ask to the Superior Court to order the carrying out of the work required to ensure public safety or, if there is no other useful remedy, the demolition of the structure. The court may, if the owner or the person having custody of the immoveable fails to proceed therewith within the allotted time, authorize the municipality to proceed with the carrying out of the work or the demolition at the expense of the owner of the immovable.

5.3 Uncompleted structure

Where the construction of any structure is stopped for more than six (6) consecutive months, that structure shall be closed and barricaded.



No unused excavation or foundation may remain uncovered for more than 6 months without being demolished and filled with earth, entirely covered, or surrounded by a fence at least 1.83 metre high and sufficiently resistant to ensure public safety.

CHAPTER 6 DEMOLITION STANDARDS

6.1 Continued work

Once a demolition has begun, it shall be carried out without interruption until completed. However, where the demolition must be interrupted for a serious reason, all necessary measures shall be taken to ensure public safety.

6.2 Carrying out the works

Windows and other similar materials shall be removed before demolition begins.

Any structure or part of a structure being demolished shall be firmly propped up or supported in order to prevent accidents.

Walls shall be demolished on a floor by floor basis, from the top floor down.

No floor shall be demolished until its walls and pillars, as well as the structure of the upper roof or floor, have been removed.

Other demolition techniques may be used provided that they have previously been approved by the officer in charge. In such a case, a detailed description of the proposed demolition technique shall be filed in writing when applying for a certificate of authorization.

6.3 Supporting the structure

Structural parts and other heavy materials shall be properly supported before and during dismantling.

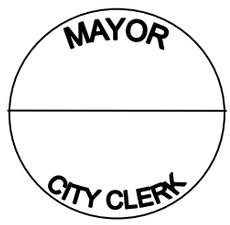
6.4 Overloading floors and roofs

No demolition materials shall be stacked up or otherwise piled up on roofs and floors in a way that would unduly overload the structure of the building.

The equipment used during demolition shall be properly supported so that the weight is equally distributed.

6.5 Safety measures

All necessary measures shall be taken to ensure public safety. Thus, proper barricades shall completely surround the site. In addition, safety warning signs must be prominently displayed and warning lights shall be installed to operate at night.



6.6 Dust prevention

Debris and materials likely to generate dust shall be properly sprinkled with water when handled. Debris or materials shall never be dropped from one floor to another, but shall instead be brought down by cranes or cables or be slid down through a closed chute built to prevent raising dust.

6.7 Chutes

Chutes shall be equipped with a cover to restrict access. The chute shall also be equipped of a sprinkler system.

6.8 Prohibition to burn debris

It is prohibited to set fire on a construction site to the debris or other materials of a demolished structure or a structure in the process of being demolished.

6.9 New development of the site

Following demolition, the landsite shall be cleared of any debris or rubbish. The excavation shall be filled up to the surrounding grade level with non-decaying materials and will be covered with a minimum of fifteen (15) centimetres of top soil and sod, or crushed stone in the case of a parking lot.

The grade of the landsite shall also be levelled so that surface water can be properly drained off without flowing onto surrounding landsites.

6.10 Protective measures around excavations

Following the demolition of a structure, the excavation may remain empty for as long as the building permit, granted for the erection of another structure on the same landsite, is valid or as long as an application for a permit has been duly filed for the same purposes, provided the excavation is surrounded by a fence.

In such a case, the fence shall be at least 1.83 metre high and sufficiently resistant to ensure public safety.

MAYOR **CITY CLERK**