

Attachment 1 – Summary of Home Waste Prevention Strategy: Municipal Action Plan (MAP) Policy Solutions

MAP Policy Solution	Purpose	Rationale
I. Responsible Building Removal	Create a pre-demolition assessment form (as early in the process as possible) to require applicants to assess a home slated for removal for relocation and deconstruction.	This places the responsibility on the applicant to contact a responsible building removal company, as opposed to the home relocation companies trying to find out a contact for a home slated for demolition.
II. Early Green Removal Permits	Subject to completion of the house assessment, local governments should allow all homes to be relocated or deconstructed anytime before the building permit is issued through an Early Green Removal Permit.	This saves the developer/owner time and money to allow for a structure to be removed prior to issuance of the building permit.
III. Refundable Demolition Deposit	Municipalities should require a \$15,000 - \$20,000 demolition deposit for all single-family homes. The deposit is returned if the applicant proves the home was relocated if 3.5kg per sq ft of finished floor space is deconstructed and salvaged.	In partnership with the mandatory assessment, large deposit provides a financial incentive for the applicant to strongly consider implementing the most responsible removal solution. If home is relocated or deconstructed, the deposit is returned.
IV. Density Bonus for Relocated or Fully Deconstructed Homes	For every home an applicant commits to relocate or fully deconstruct in their development plan, municipalities should allow additional density to be built above what the current zoning allows.	Provides an incentive to developers to support responsible building removal solutions.
V. Municipal Building Removal Procurement Standards	Municipalities should update their own demolition procurement criteria or public projects where a building owned by the city is slated for demolition. The building removal tender criteria should prioritize relocation and then deconstruction.	Municipalities should be leading by example by including this within their own redevelopment process.
VI. Policies to Support Receiving of Relocated Homes	Municipal policy should reinforce policy in the National Building Code and the BC Building Code with respect to existing buildings. Specifically, policy should treat relocated homes as existing homes, include provisions for a “move on” permit and supporting requirements.	By implementing supportive policies in origin and destination municipalities, materials can be diverted from the landfill, secure affordable housing, and cooperatively contribute to zero emission goals.
VII. Create Streamline Building Move-On Permit Process	Municipalities should allow for relocated homes to be delivered to their destination site prior to the building permit being issued via an Expedited Move-On Permit.	Creating harmonization between Federal, Provincial and Local governments provides a clear directive for developers.