DEMOLITION CONTRACTORS

Stakeholder Engagement Summary

May 2022

Background

Winnipeg is expected to grow by 160,000 people and 80,000 homes over the next 20 years. A key objective for this growth is to accommodate more housing within our mature communities, often by redeveloping existing properties.



As demand for new housing increases, so is the number of building demolitions. This reinforces the need to ensure safe and responsible demolition of buildings, while limiting impacts to neighbouring properties.

On April 29, 2021 the Public Service was directed to engage with industry and stakeholders to consider a licensing program for contractors that provide services related to the demolition of residential or commercial buildings in Winnipeg.



Engagement

The City of Winnipeg (City) reached out to stakeholders to gather input on how to improve demolition practices and what an oversight program for the demolition industry could look like.

Stakeholders included residential and commercial demolition contractors, homebuilders and professional associations. A full list of stakeholder groups can be found in Appendix A.

The objectives of the stakeholder engagement were to:

- Gain a better understanding of industry best practices and challenges faced by the demolition industry
- Identify options to improve demolition site standards
- Understand the implications of licensing demolition contractors

A survey was conducted in November 2021, followed by a stakeholder meeting in December, to get insight into how the City could help to encourage compliance with industry standards through an oversight program. The stakeholder presentation from the meeting is available in Appendix B.

In March 2022, a second stakeholder meeting was held to review and get input on draft recommendations for a new licensing program for demolition contractors.

A summary of stakeholder engagement opportunities is available in Table 1 below.

Table 1: Stakeholder Engagement Opportunities

Date	Activity	Participation
November 5 – 19, 2021	Survey	20 submissions
December 7, 2021	Stakeholder meeting #1	13 attendees
March 17, 2022	Stakeholder meeting #2	6 attendees

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Stakeholder Engagement Summary

May 2022

What We Heard

The following summarizes the input received through the survey and stakeholder meetings, organized by topic. The stakeholder meeting notes are available in Appendix C, while the full survey results are available in Appendix D.

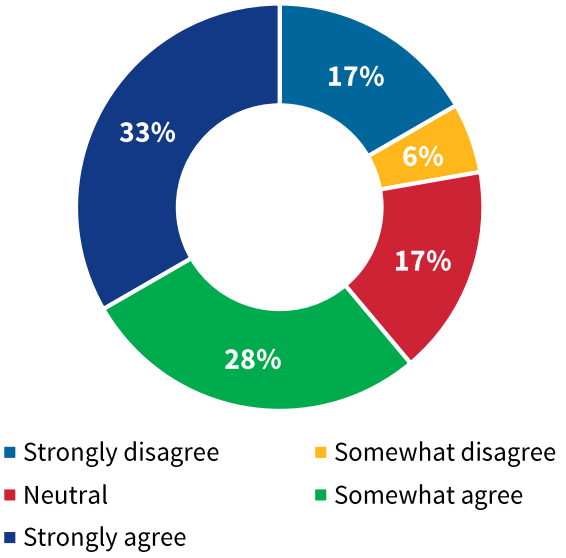
Demolition Contractor Licensing Program

Support for a demolition contractor licensing program was strong and seen by stakeholders that attended the meetings as an effective way to minimize the number of demolitions by unqualified individuals and companies, encourage industry best practices, and reduce damage to trees and neighbouring properties.

> ***They should be a qualified demolition company much like how the City standardizes the companies who connect and disconnect lot lines / services.***
> **(Survey respondent, November, 2021)**

More than half of survey respondents (61%) somewhat or strongly agree that a more consistent approach to building demolition is needed.

How much do you agree or disagree that a more consistent approach to building demolition is needed?



Through the survey and stakeholder meetings, participants also indicated that COR® certification and liability insurance should be a requirement to maintain a high level of demolition site standards.

Attendees would also like the City to develop a list of licenced demolition contractors that meet a set of established requirements and provide clear information on the requirements and regulations for building demolitions.

Construction Site Requirements

Most survey respondents (85%) have completed a building demolition in the last five years in a mature residential neighbourhood developed before 1950. Meeting attendees agreed that demolition of older homes requires a deep understanding of the protocols and requirements related to hazardous materials such as asbestos.

Participants also indicated the importance of adhering to construction site requirements related to fencing and signage as outlined in the Workplace Safety and Health Regulation. Attendees were also in favour of protecting and preserving mature trees to the extent possible while carrying out demolition activities.

Best Practices

Stakeholders shared best practices and protocols, many of which they have developed in-house. Stakeholders that attended meetings strongly agreed that good communication with neighbouring properties is key to building friendly relationships, managing expectations, and reducing the impact of demolition activities.

When asked about best practice guidelines, survey respondents indicated guidelines are often not readily available and would benefit the industry as a whole.

39% somewhat agree that best practices are readily available

50% somewhat or strongly agree best practice guidelines would benefit their company

61% somewhat or strongly agree best practice guidelines would benefit the industry

A few attendees also indicated that demolition information should be available and easy to find for both contractors doing the work and residents. Information for people living near a demolition site could outline what they can expect during a building demolition and the process to a file complaint if needed.

Winnipeg

DEMOLITION CONTRACTORS

Stakeholder Engagement Summary

May 2022

How Input Was Considered

The following table summarizes what we heard and how it was considered.

What We Heard	How It Was Considered
Demolition Contractor Licensing Program	
A demolition contractor licensing program would improve demolition practices in Winnipeg.	The City will recommend developing a demolition contractor licensing program that is simple, but impactful. Licensing would be a prerequisite to be able to apply for demolition permits. Demolition of residential accessory structures, such as sheds and garages, would be exempt, and could be carried out by a homeowner or unlicensed contractor.
The City should make a list of demolition contractors that meet a set of established requirements.	If approved, the City will make information about licenced demolition contractors publicly available, similar to contractor licensing programs for electricians and plumbers.
Meeting attendees and survey respondents expressed mixed opinions on a tiered licensing program. Some feel that requirements should apply to all demolition projects whether they be residential, commercial, large or small. Others feel that requirements that are put in place should consider the size and type of demolition.	The City will recommend a two-tiered demolition contractor licensing program, aligning with Part 3 of the Manitoba Building Code for large (mostly commercial) buildings, and Part 9 for smaller (residential).
A mandatory training component should be a requirement to become a licenced demolition contractor. The City should leverage existing training and certification programs (such as COR®) to meet this requirement.	The City will recommend Certificate of Recognition (COR®) or Small Employer Certificate of Recognition (SECOR®) certification as a requirement of a new demolition contractor licensing program.
Proof of general liability insurance should be a requirement when obtaining a licence.	The City will recommend proof of general liability insurance as a requirement of a new demolition contractor licensing program.
Construction Site Requirements	
The City should require a pre-demolition asbestos containing survey before a demolition permit is issued (buildings constructed before 1990).	Manitoba's Workplace Safety and Health Regulation has requirements for asbestos management and abatement. Demolition permit applications are reported to the Province's Workplace Safety and Health Branch prior to issuance.
Hazardous materials surveys should be conducted by nationally accredited companies.	Safe Work Manitoba provides a list of environmental consulting companies that also provide asbestos-related services.
The City should provide clear information construction site requirements related to fencing, signage, and tree protection.	The Workplace Safety and Health Regulation outlines requirements for construction site fencing and signage. The City is currently undertaking a comprehensive Urban Forest Strategy, which is investigating a tree protection by-law or policy.

The City should require a completed site survey prior to demolition to ensure no damage has occurred to neighbouring properties.	Part 8 of the Manitoba Building Code requires adequate protection of adjacent properties during excavation. On a residential lot, where the distance between buildings is less than 8 feet, engineered plans for demolition are required so as to minimize the potential for damage to neighbouring buildings.
The City should require a third-party engineer to inspect neighbouring property prior to large or commercial demolition.	Although not mandatory, the Commercial Branch often receives engineered plans for demolition of a commercial building and has authority under the Winnipeg Building By-law to request engineered plans where there are concerns due to proximity of neighbouring buildings, or other risks identified at time of demo permit application review.
Best Practices	
The City should provide clear, easy to find information, both contractors doing the work and residents living near demolition sites.	Information is currently communicated through webpages on winnipeg.ca and as conditions noted on issued permits. The City will look at existing information provided online and ways to improve it. The City will recommend developing and implementing a demolition licensing program which will also allow for important and timely communications between the City and industry.
Good communication with neighbouring properties is key to building friendly relationships, managing expectations, and reducing the impact of demolition activities.	The City will consider options to make information available to residents living near a demolition site that outlines what is allowed as well as the process to file a complaint if needed.

Next Steps

Stakeholder input was analyzed and helped the City develop recommendations for a new demolition contractor licensing program to achieve regulatory and community objectives, compliance with construction site safety legislation, and promote industry best practices. The recommendations will be presented to the Standing Policy Committee on Property and Development, Heritage, and Downtown Development (SPC- PD) in spring 2022 for consideration.

Appendices

Appendix A – Stakeholder List
Appendix B – Stakeholder Presentations
Appendix C – Stakeholder Meeting Notes
Appendix D – Survey Results

Appendix A – Stakeholder List

Stakeholder Organization List

Below is a list of stakeholder organizations that were invited and/or attend the stakeholder meetings.

2 Architecture
204 Demolition
A2A Homes
Alair Homes
Andes Contracting
Articulated Design Union
Aspen Grove Developments
Aura Projects & Developers
Bockstael Construction
Boulder Demolition
Boulevard Consultants
Branko Demolition
Brownstone Estates
BuildGuru Custom Homes
Bulldog Demolition
Central Homes
Connection Homes
Demolition Guys
Douglas Property Division
Dueck Builders
Harris Builders
Harwood Design Builders
Imrie Demolition
Jameson Enterprises
KDR Homes
Kepsco Construction Management
Kloos Hauling and Demolition
Macanta Design Build
Manitoba Home Builders' Association
Paragon Design Build
Paris Development
Pro Demolition Winnipeg
Rakowski Cartage & Wreckage
Red Baron 5000
Renotech Renovations
Sheer Homes
Sherwood Developments
Splendid Homes
Synergy Homes
The City Team Constructions
Tiger Ventures Demolition
Uppal Bro's Construction
Urban Ridge Homes
V & A Custom Homes
Ventura Developments
Veritas Development Group
Winnipeg Building & Decorating
Winnpro Construction

Appendix B – Stakeholder Presentations

Demolition Industry Engagement

Stakeholder Meeting

December 7, 2021

Winnipeg

Zoom Housekeeping

- **Mute/unmute:** Mute when not speaking to reduce background noise. Unmute yourself to comment or ask a question.
- **Ask questions throughout:** Raise your hand by clicking ‘Reactions’ or using the chat box.
- **Connection issues:** Turn off your video
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- Dial-in participants:
    - ***6** Mute/unmute
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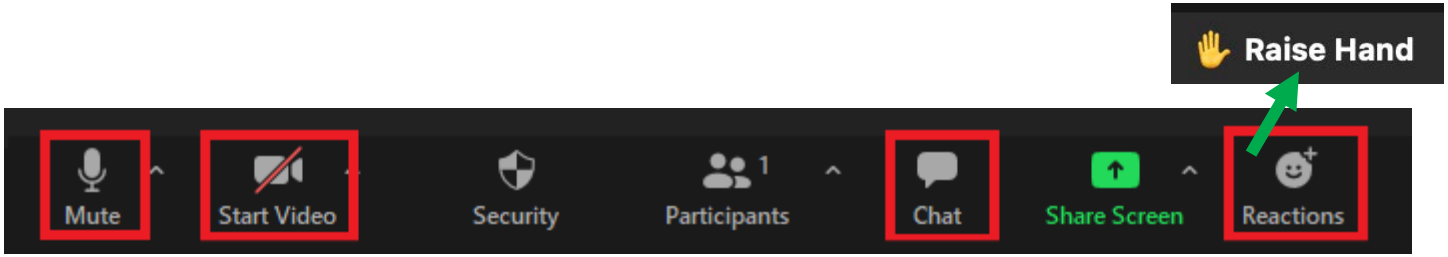


Winnipeg

Introductions



Winnipeg

Today's Meeting

- We are here today to discuss options to improve demolition site standards.

- Our session will include:
    - Background
    - Overview of demolition contractor survey responses
    - Discussion and idea sharing
    - Next steps and closing

Background



↑ 160,000

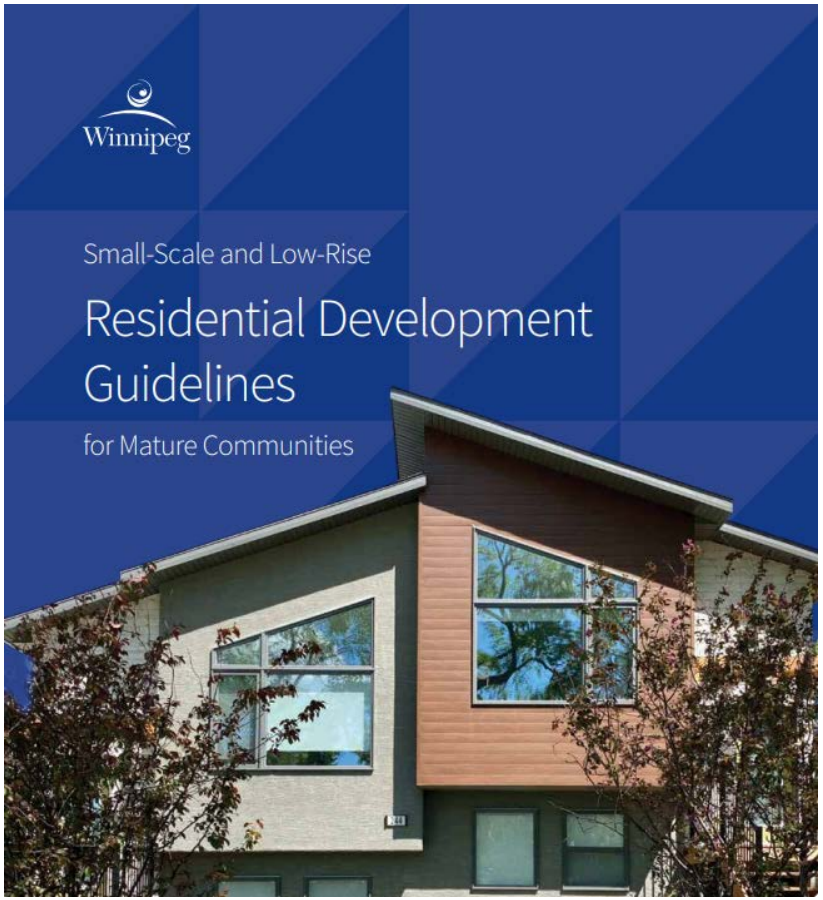


↑ 80,000

- Winnipeg is expected to grow by 160,000 people and 80,000 homes over the next 20 years!
- A key objective for this growth is to accommodate more housing within our mature communities.

Background

- Feedback gathered during the creation of Winnipeg's Residential Infill Strategy highlighted concerns over demolition practices and impacts to neighbouring properties while carrying out demolition work.
- On April 29, 2021 the Public Service was directed to engage with industry and stakeholders to consider an oversight program for contractors that provide services related to the demolition of residential or commercial buildings in Winnipeg.



Background

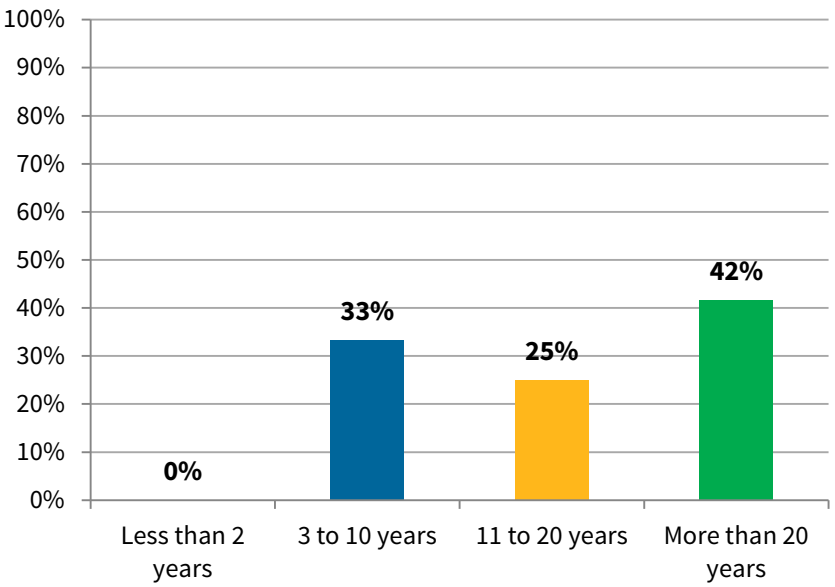
- Currently, a demolition permit is required to demolish any building or structure, or portion of.
- There is, however, no specific requirements of knowledge or skill in order to be able to apply for a demolition permit and carry out demolition activities.
- Current economic and social events have significantly increased demand for housing, and we are seeing an increasing number of demolition activities being undertaken by inexperienced or underqualified contractors.

Survey Responses

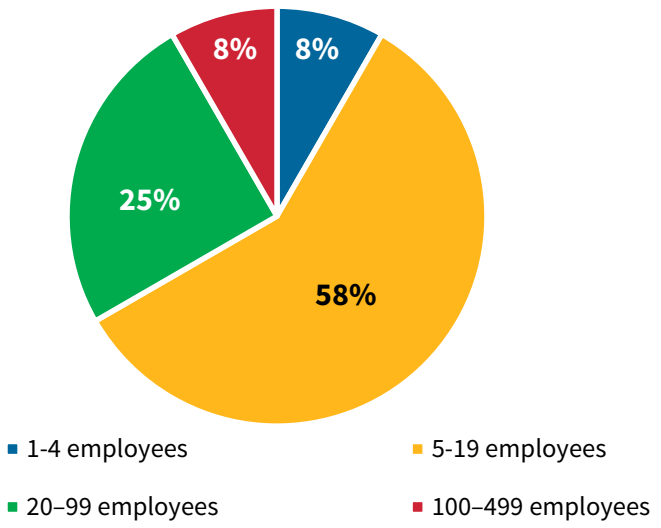
Who did we hear from?

We received 20 responses to the Demolition Contractors survey from November 5 to 19, 2021.

About how long has your business been in operation?



How many employees work at your company?



Survey Responses

Who did we hear from?

- More than half (55%) have completed less than 5 demolitions in the past year

- 85% have completed a building demolition in a neighbourhood developed before 1950



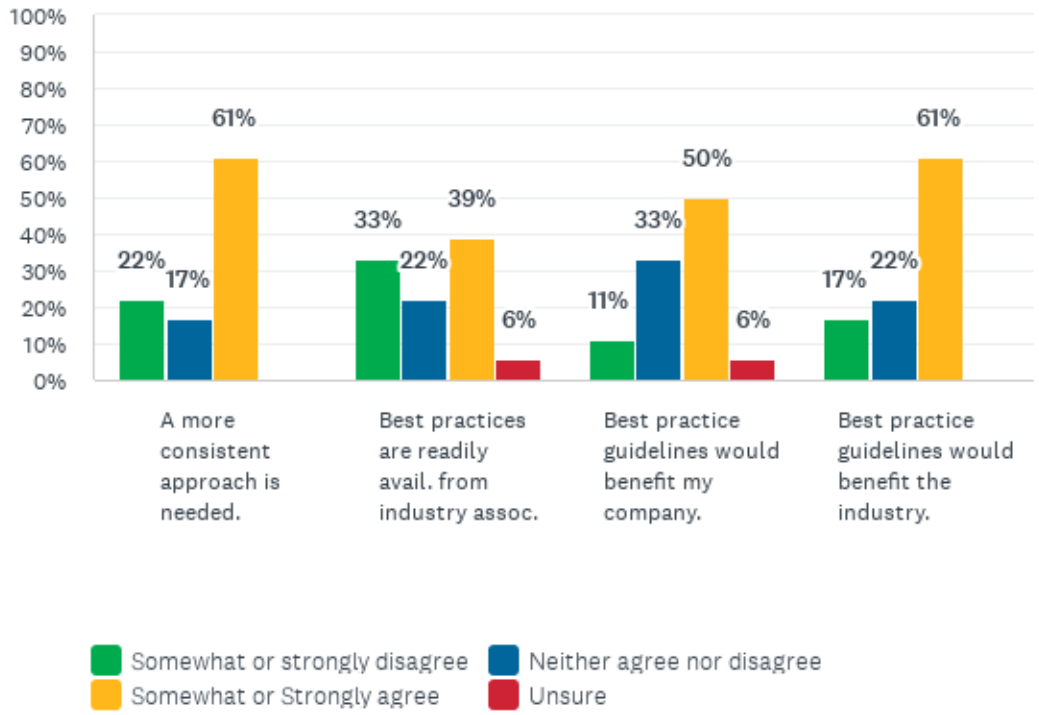
Challenges

What are the major challenges you experience on the worksite during demolition activities?

- Adjacent properties:
  - Proximity of adjacent homes and access to the site
  - Property lines/encroachment issues
  - Threat of litigations
  - Structural issues with neighbouring properties
- Lack of coordination with utility companies
- Traffic management
- On site issues: noise, vibration, dust control, security
- Unclear rules and regulations
- Hard to find qualified subcontractors
- Time of year/weather

Best Practices

How much do you agree or disagree with the following statements?



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Best Practices

What can demolition contractors do to improve site conditions and minimize disruption caused by demolition activities?

- Planning:
  - Notify neighbouring properties
  - Pre-demolition site inspection of neighboring structures
- Site preparation:
  - Safety fencing
  - Standardized signage with contractor contact information
  - Block streets
- Demolition Methods:
  - Control dust and debris (dust screens or water onsite)
  - Avoid jack hammering activities
- Safety:
  - More than one person at the worksite
  - Security after normal work hours

Best Practices

Do you have any other ideas, suggestions or solutions to share?

- Consistent demolition process
- Adjacent properties/neighbours:
  - Good communication with neighbouring properties
  - Set expectations of what they may experience
  - Provide an avenue to express concerns
  - Pre and post demolition inspection
- Permits:
  - Timelier permit process
  - Require a permit for all demolitions, not only whole houses or accessory structures
  - Ensure the City is inspecting and following up on requirements
- Requirement to submit safety report for every project
- Prevent unqualified companies who cut corners

Qualifications

Are there any specific qualifications that a demolition company should have?

- COR certified or part of an established simplified safety program
- Mandatory, regular training (all personnel)
- Abatement qualifications
- Liability insurance
- Licenced contractors / certification program

- Infill demolition:
  - Mandatory training specific for infill demolition
  - Licence requirement

Group Discussion



Discussion board

Next Steps

- Review feedback to see how the City can support development and improve on some of the problem areas identified
- Summarize your feedback in a What We Heard Report
- Develop recommendations or options for Council consideration
- Report to City Council in spring of 2022

Demolition Industry Engagement

Thank you

Winnipeg

Demolition Industry Engagement

Stakeholder Meeting

March 17, 2022

Winnipeg

Zoom Housekeeping

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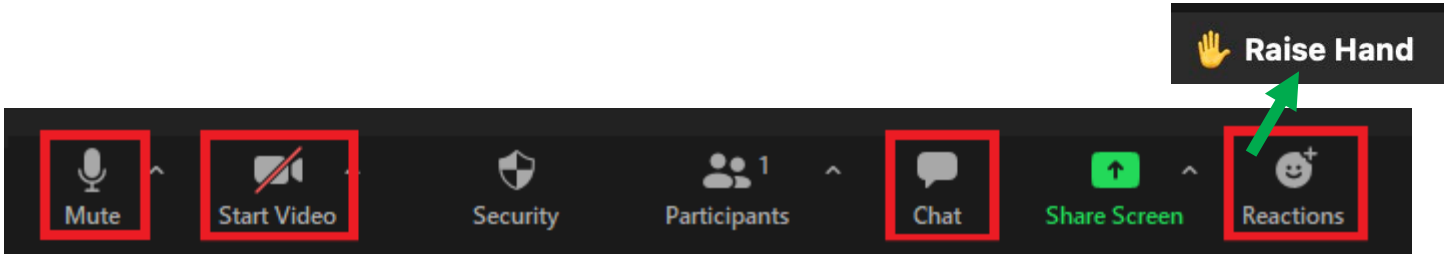


Winnipeg

Introductions



Winnipeg

Today's Meeting

- We are here today to discuss draft recommendations for a new demolition contractor licensing program.

- Our session will include:
    - Background
    - What we heard and how it was considered
    - Discussion
    - Next steps and closing

Background



↑ 160,000

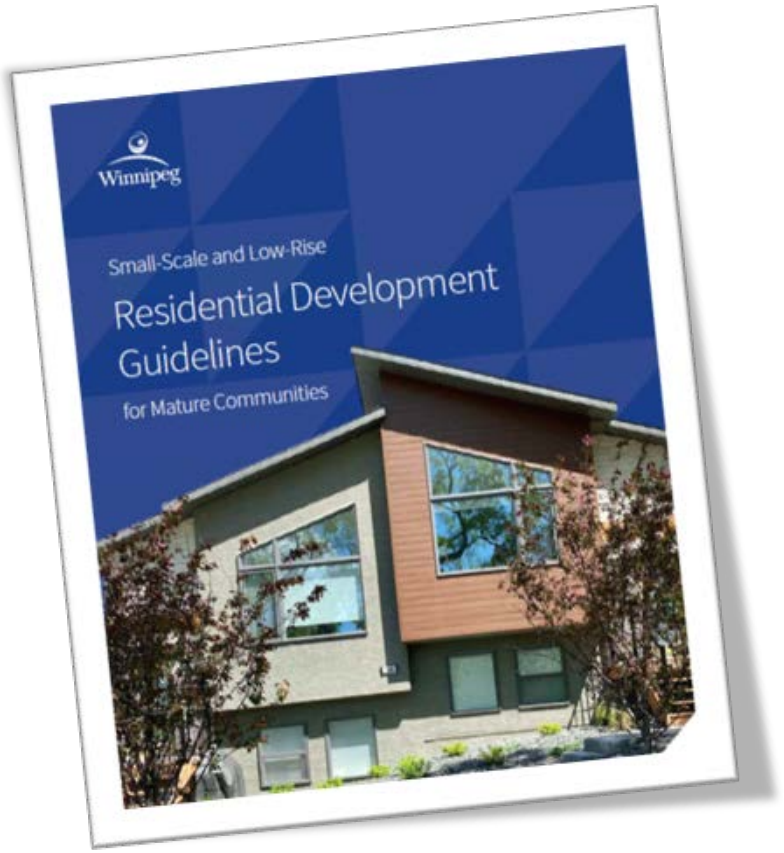


↑ 80,000

- Winnipeg is expected to grow by 160,000 people and 80,000 homes over the next 20 years!
- A key objective for this growth is to accommodate more housing within our mature communities.

Background

- Feedback gathered during the creation of Winnipeg's Residential Infill Strategy highlighted concerns over demolition practices and impacts to neighbouring properties while carrying out demolition work.
- On April 29, 2021 the Public Service was directed to engage with industry and stakeholders to consider an oversight program for contractors that provide services related to the demolition of residential or commercial buildings in Winnipeg.



Background

- Currently, a demolition permit is required to demolish any building or structure, or portion of.
- There is, however, no specific requirements of knowledge or skill in order to be able to apply for a demolition permit and carry out demolition activities.
- Current economic and social events have significantly increased demand for housing, and we are seeing an increasing number of demolition activities being undertaken by inexperienced or underqualified contractors.

What We Heard

In the next section we will recap what we heard, how it was considered, and provide an opportunity for further discussion and input in the following categories:

- Demolition contractor licensing program
- Training/certification
- Liability insurance
- Hazardous materials
- Construction site requirements (signage, fencing and tree protection)
- Neighbouring properties
- Commercial demolitions
- Demolition Information

Demolition contractor licensing program

What we heard	How it was considered
Stakeholders are in favour of a regulatory oversight program/licence requirement for demolition contractors.	The City will recommend developing a demolition contractor licensing program that is simple, but impactful. Licensing would be a prerequisite to be able to apply for demolition permits.
Stakeholders would like the City to make a list of demolition contractors that meet a set of established requirements.	If approved, the City will make information about licenced demolition contractors publicly available, similar to contractor licensing programs for electricians and plumbers.

Demolition contractor licensing program

What we heard	How it was considered
Stakeholders have mixed opinions on a tiered licensing program. Some feel that requirements should apply to all demolition projects whether they be residential, commercial, large or small. Others feel that requirements that are put in place should consider the size and type of demolition.	The City will recommend a tiered system: • Full license (all permits): established commercial contractors • Limited license (residential permits): small scale/residential contractors, less stringent requirements for licensing (e.g. SECOR®) Note: Demolition of residential accessory structures, such as sheds and garages, would be exempt, and could be carried out by a homeowner or unlicensed contractor.

Training/certification

What we heard	How it was considered
Stakeholders would like there to be a mandatory training component. They are in favour of leveraging existing training and certification programs (such as COR®) to meet this requirement.	The City will recommend Certificate of Recognition (COR®) or Small Employer Certificate of Recognition (SECOR®) certification as a requirement of a new demolition contractor licensing program.

COR®/SECOR® Certification

- Small companies with less than 10 employees can register and work toward SECOR® Certification, with an 18-month window to develop policies and procedures, train staff, and have audits
- COR® certified demolition companies would have established comprehensive safety programs specific to demolition activities, including written work procedures for excavating and removal/handling of asbestos-containing materials
- COR® certified companies are more likely (than those not certified) to maintain a high level of demolition site standards

Liability insurance

What we heard	How it was considered
Stakeholders would like the City to include proof of general liability insurance to be a requirement of a regulatory program.	The City will recommend proof of general liability insurance as a requirement of a new demolition contractor licensing program.

Discussion questions:

1. How much insurance should be required?
2. In general, should commercial demolition contractors have higher insured value than residential demo contractors?
3. Should insurance coverage limit the level of license (permissions)?
4. Does having liability insurance improve contractor due diligence and efforts to minimize damage to neighbouring properties?

Hazardous materials

What we heard	How it was considered
Stakeholders would like the City to require a pre-demolition asbestos containing survey before a demolition permit is issued (buildings constructed before 1990).	Manitoba's Workplace Safety and Health Regulation has requirements for asbestos management and abatement. Demolition permit applications are reported to the Province's Workplace Safety and Health Branch prior to issuance.
Stakeholders feel that hazardous materials surveys should be conducted by nationally accredited companies.	Safe Work Manitoba provides a list of environmental consulting companies that also provide asbestos-related services.

Construction site requirements

What we heard	How it was considered
Stakeholders would like clearly-defined construction site requirements related to fencing, signage, and tree protection. Requirements for signage, could be expanded and consider what other jurisdictions are doing.	See next slides for information/discussion specific to fencing, signage, and tree protection.

Construction site signage

Section 2.18 of the **Workplace Safety And Health Regulation** states that the following information must be clearly and prominently identified on a sign located at the construction project site:

- the name of the prime contractor or the employer, as applicable;
- the location of any first aid service;
- the name and telephone number of the person who can be contacted about safety and health matters at the site; and
- contact information for the committee and the representative, as applicable.

Discussion questions:

1. Should the City require signage in addition to the existing signage that is currently required by the province?
2. Other jurisdictions provide a template for signage. Is this something the City should consider?

Construction site fencing

Safety fencing is a requirement, however, it is not specified as a condition on the demolition permit.

The permit states that “demolition work shall be carried out in strict accordance with the Workplace Safety and Health Regulation - Part 33; Part 8 of the Manitoba Building Code and the City of Winnipeg Building By-law No. 4555/87.” Compliance with this legislation includes the provision of fencing.

Residential Demolitions webpage:

Safety fencing is required at all times during the demolition process if the demolition presents a safety hazard to the general public and to prevent unauthorized access to the demolition site. Safety fencing must be compliant with Part 8 of the Manitoba Building Code – strongly constructed, minimum 1.8 m (6 ft.) high and not climbable.

Tree protection

- A key goal of the Residential Infill Guidelines is to protect and preserve mature trees through an arborist report.
- In addition, the City is currently undertaking a comprehensive Urban Forest Strategy, which is investigating a tree protection by-law or policy. This will supplement the incentives and landscaping requirements of the Residential Infill Guidelines.
- Other current tools include tree removal guidelines for public trees, the tree/landscape credits in the Zoning By-law, and the Environmentally Significant Natural Lands Strategy.

Neighbouring properties

What we heard	How it was considered
Stakeholders would like the City to develop a list of requirements and recommendations related to adjacent properties before, during and after demolition activities. Examples include: • pre and post demolition inspections • ensuring contact information • project schedule	Contractors cannot be mandated by the City to fulfil mandatory inspections of neighbouring properties pre and post demolition, as property owners have a legal right to decline entry. Part 8 of the Manitoba Building Code requires adequate protection of adjacent properties during excavation. On a residential lot, where the distance between buildings is less than 8 feet, engineered plans for demolition are required so as to minimize the potential for damage to neighbouring buildings.

Neighbouring properties

Other jurisdictions:

- Mandatory signage (sign template provided)
- Provide a list of best practice activities
- Provide information for neighbouring/adjacent properties online: what to expect, best practices, obligations, where to call when there are problems

Discussion questions:

1. What could this look like for Winnipeg? If not mandatory, what are best practices for communicating with neighbours?
2. What is current practice when damage to neighbouring properties occurs?

Commercial demolitions

What we heard	How it was considered
Stakeholders would like the City to require a third-party engineer to inspect neighbouring property prior to large or commercial demolition.	Although not mandatory, the Commercial Branch often receives engineered plans for demolition of a commercial building and has authority under the Winnipeg Building By-law to request engineered plans where there are concerns due to proximity of neighbouring buildings, or other risks identified at time of demo permit application review. Making this a requirement for all applications will add costs to some projects.

Demolition Information

What we heard	How it was considered
Stakeholders would like the City to provide clear, easy to find information, related to requirements for building demolitions.	Information is currently communicated through webpages on winnipeg.ca and as conditions noted on issued permits.

Discussion questions:

1. Is there any additional information that would be useful/beneficial to include online?
2. How can we make requirements and other important information easier to find? Would it be beneficial to organize the information as steps/checklist?

Next Steps

- Summarize your feedback in a Stakeholder Engagement Summary Report
- Finalize recommendations with the help of feedback for Council consideration
- Report to the Standing Policy Committee on Property and Development, Heritage, and Downtown Development (SPC- PD) in spring 2022
- Implement a new demolition contractor licensing program with the proposed timeline*:
    - January 1, 2023 - permit applicants for demolition or partial demolition of commercial or residential buildings must have a licence in good standing with the City of Winnipeg.
    - January 1, 2023 - a licence will be granted to a demolition company that is COR Certified, SECOR Certified **or is registered for COR certification**, provides verification of general liability insurance, and pays related licensing fees.
    - January 1, 2024 - a licence will be granted to a demolition company that is COR or SECOR Certified, provides verification of general liability insurance, and pays related licensing fees.

*subject to Council approval

Wrap up

- Any final comments or questions?

Demolition Industry Engagement

Thank you

Winnipeg

Appendix C – Stakeholder Meeting Notes

Demolition Industry Engagement

Location: Virtual Meeting
Attendees: 13
Date: December 7, 2021
Time: 3 p.m. – 4:30 p.m.

Q&A

Q: Is the City looking at tiering some of the qualifications/requirements based on the scale of the project?
A: Not at this time. But if the industry would prefer, we will look into it as an option.

Q: Are there qualifications/requirements currently in place for commercial demolition permits? If not, why only residential?
A: We are looking at the demolition industry across the board, the discussion is not specific to residential, however, infill demolition creates more disruption in communities.

Q: How does a demolition company become certified? What's the certification and who governs the certification?
A: Currently, there is no certification for demolition companies.

Q: Are there many complaints received on small (hand demolitions)?
A: The City receives very few complaints for these small demolition projects.

Topic: Qualifications

Discussion questions:

1. Are any qualifications missing?
2. For each, what could this look like for the demolition industry?
3. Which qualifications would have the biggest impact on the industry?

Training

- Training can be acquired through COR certification. To become COR certified you must complete required training.
- Hazard identification and risk control is a required course as part of COR certification.

Certificate of Recognition (COR) Program

- In favour of not introducing or creating a new certification program. COR is already the standard for the construction industry and many demolition contractors will already have it, let's use it.
- All members of the Manitoba Home Builders' Association require COR certification; many of which do demolition work.

- COR certification is achievable for companies doing demolition work, including small companies SECOR (COR for Small Enterprises). Can hire a safety consultant to assist.
- COR is easy to implement and maintain and makes sense for the demolition industry.
- Discussion regarding who should require COR certification:
    - In favour of COR certification for demolition contractors and any subcontractors (anyone that is carrying out demolition work), not just the general contractor
    - In favour of COR certification for anyone that is pulling a demolition permit
- There needs to be consideration for companies working towards COR certification. In order to become COR certified you require an active site. If the City requires COR certification in order to take out a permit, it may be challenging for companies working towards COR certification because they won't be able to have an active site which they need to get certified. Recommend consulting with CSAM and MHCA to hear directly from them on how this could potentially work for demolition companies.

Asbestos

- Manitoba Workplace Safety and Health (WSH) already requires a pre-demolition asbestos-containing materials building survey.
    - The pre-demolition asbestos containing survey should be required to be submitted **before** a demolition permit is issued. In other jurisdictions it is.
    - Pre-demolition asbestos containing surveys should also be required before renovations requiring demolition are issued. Not just full demolitions.
    - No asbestos used in buildings constructed after 1990. No need to for asbestos containing survey for demolition of homes constructed after 1990.
    - The City/province should have a list of pre-approved contractors who can perform asbestos containing surveys.
    - The survey should be completed by a qualified lab.
    - There is knowledge of some demo contractors falsifying asbestos reports.
- People are under-insured and need to be aware that the cost / risk of a demolition increases if a poor or improper survey is conducted.
- Abatement notice is short which makes it tough for WSH to stay on top of and monitor effectively.

Liability Insurance:

- A good builder will have proof of general liability. This should be a requirement. The builder is liable for the work.
- Require a site survey prior to demolition to ensure no damage has occurred to neighboring properties.

General comments:

- Anyone can call themselves a demolition company. There is no standard or minimum qualifications required.
- There is a need for more regulations.
- Requirements that are put in place should apply to all demolition projects whether they be residential, commercial, large or small. All must follow the same set of rules. The industry requires uniformity in the execution of requirements.
- The City already requires that contractors be COR certified if they want to be a partner on other projects, such as greenfield projects. Make this qualification uniform across the industry for all projects.
- Certify the demolition company, not the builder/developer. The City could create an approved demolition contractor list.
- Larger / more complicated demolition projects require more experience / skills. Reference could be required to complete these types of demolition activities.
- Consideration when developing requirements – the is a difference between small demos (hand demolitions) and tearing down a superstructure, foundation, etc.

Topic: Best Practices

Discussion questions:

1. Are any best practices missing?
2. Which best practices should be required when carrying out demolition work?
   Which should be optional, but encouraged?
3. For each, what could this look like?

Planning:

- Formal engineer's report on surrounding properties, vibration monitoring on demolition, and piling
- 3rd party engineer to inspect neighbouring property prior to demo (larger/commercial)
- Ensure all HazMat reports done by nationally accredited companies. All the banks have a list of who is nationally accredited for HAZMAT and Building Condition Reports (BCR).
- Site fencing
- Tree protection
- Signage

Adjacent Properties:

- Communication is key:
  - open / transparent policy
  - provide an introductory letter as to whom is the primary contact with name and number and personally hand out the letter
  - knock on neighbour's doors
  - reach out on a monthly basis
  - needs follow through and monitoring

- Document the adjacent properties (before and after - we ask to enter their homes)
- Pre and post demolition inspection
    - dilapidation report
- Provide the neighbours a traffic congestion plan (and timeline), and a project schedule

Demolition Activities / Methods:

- Hire an experienced demolition company / excavator
- A good builder will hire a certified demolition company. A good demolition company will place the right operator for the job at hand.

Topic: Support from the City of Winnipeg

Discussion questions:

1. What can the City do to support demolition contractors?

- Would like an opportunity to discuss City policy on issuing demolition permits
- Develop a checklist of what is required
- Provide clear information of what is required
- Develop “better builder standards”

Demolition Industry Engagement

Location:	Virtual Meeting	**Date:**	March 17, 2022
Attendees:	6	**Time:**	2 p.m. – 3:30 p.m.

Topic: Demolition contractor licensing program

Q: Renovator members of the Manitoba Home Builders' Association (MHBA) can complete a safety training program for home renovators offered through the Construction Safety Association of Manitoba (CSAM) called the renovator safety program. Would the City consider adding a third tier to the demolition licensing program that would allow companies that are not COR or SECOR certified, but have completed the renovator safety program, to take out permits for small demolition projects?
A: We would have to look into this further. Note that interior demo work is typically done under an interior alteration permit, not a demo permit, and demolition of residential accessory structures, such as sheds and garages, would be exempt, and could be carried out by a homeowner or unlicensed contractor.

Q: Where does this licensing requirement start? What types of projects would require a permit? The City needs to define a what constitutes as a partial demolition. Will there be sub-categories within residential demolitions? This needs to be clearly defined as part of the licensing program.
A: Currently, a demolition permit is required to demolish any building or structure, or portion thereof. A demolition permit is not required if the detached structure is less than 10 m2 (108 sq.ft.). Interior demolitions do not require a demolition permit but they may require a building permit. If a demolition contractor licensing program is approved by council, we will ensure to provide clear information regarding the types of licenses and what license is required for which types of demolition projects.

Q: Who will be able to apply for a demolition permit? For example, could an architect pull out a permit on behalf of one of their clients? Where is the chain of accountability?
A: The City will recommend that only licensed demolition contractors have the ability to apply for a demolition permit. Other companies such as architects, can be added to the permit by the applicant. This would align with current licensed contractor systems. The company that pulls the permit is responsible for any demolition work being carried out, whether by themselves or a subcontractor.

Q: Any idea on the costs associated with this license?
A: The City will recommend that the company be licensed, not an individual. The company will apply for the permit, not the individual. We will recommend that fees are aligned with other current licensing programs through the City.

Q: Will there be a mechanism for losing a license?

A: Yes. If a company lost their COR certification, by default they would lose their license. However, the preference for CSAM is to work with a company to resolve issues instead of revoking their certification. There are mechanisms in place for other licensing programs that would allow the City to revoke a license if needed.

Discussion questions - demolition contractor licensing program:

The City will recommend a tiered licensing program.

1. Does it make sense to define the tiers based on residential/commercial demolition projects?
2. Does commercial building demolition require specific skills or expertise?
    - Yes, demolition of a one-storey house is much different than demolition of a complex structure.
    - You could consider height of building as a distinction or factor when determining if a demolition project is small or large.

Discussion questions – liability insurance:

The City will recommend proof of general liability insurance as a requirement of the new program.

1. How much insurance should be required?
2. In general, should commercial demolition contractors have higher insured value than residential demo contractors?
3. Should insurance coverage limit the level of license (permissions)?
4. Does having liability insurance improve contractor due diligence and efforts to minimize damage to neighbouring properties?

- Minimum of $2 million, many companies will carry more than that
- The Canadian Construction Documents Committee (CCDC) identifies a minimum of $5 million in their standardized construction contracts and guidelines
- In terms of liability insurance, the amount carried by contractors doesn't change from project to project; it is based on the overall need of the company carrying out the work
- Insurance policies have specific coverage available for demolition activities. You must disclose and pay a premium to your insurance provider if you are doing demolition work.
- Construction insurance is very different from general liability insurance
- Consider naming the City as additionally insured on policies for demolition activities. Does not cost the contractor more money to do so and it is common practice to name the City as additionally insured.
- Having liability insurance may improve contractor due diligence

Discussion questions – demolition information for contractors:

1. Is there any additional information that would be useful/beneficial to include online?
2. How can we make requirements and other important information easier to find? Would it be beneficial to organize the information as steps/checklist?

- Make sure demolition information is easy to find and that links are available on the winnipeg.ca residential permits page

Topic: Construction site requirements (signage, fencing, trees)

Discussion questions - signage:

1. Should the City require signage in addition to the existing signage that is currently required by the province?
2. Other jurisdictions provide a template for signage. Is this something the City should consider?

Q: What would the City signage say?
A: In other jurisdictions it includes contact information, name of contractor, who to call if there's a problem/damage. In some jurisdictions is part of neighbourhood awareness. Some companies provide signage as well as letters to neighbours to communicate with them and set expectations.

- Seems like this would be a duplication of what is already required by the province (Workplace Safety and Health).
- COR/SECOR certification clearly outline what signage is required. No need for City to require additional signage.

Topic: Best practices

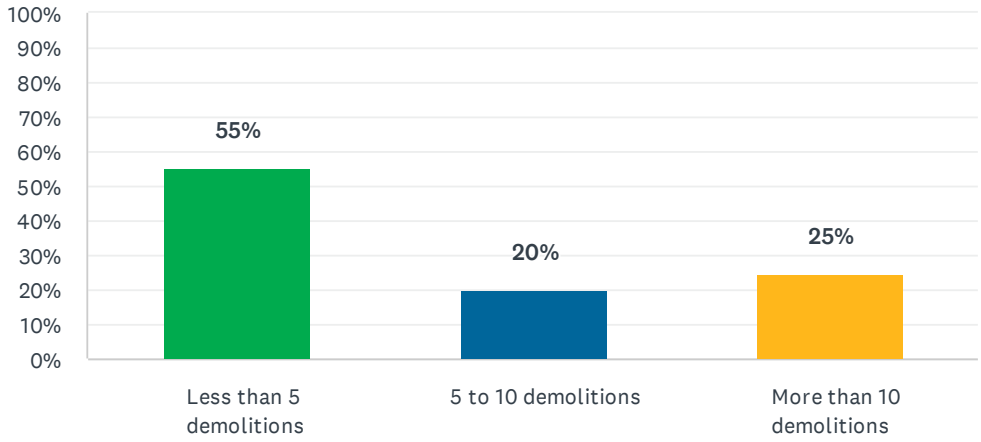
Discussion questions - neighbouring properties:

1. If not mandatory, what are best practices for communicating with neighbours? What could this look like for Winnipeg?
   - Many companies provide letters and information to adjacent properties and beyond of what they can expect during a demolition including approximate timelines, disruption that may occur, parking, who to contact if they have any issues, etc. Communication is key.
   - Provide letters to two neighbours on each side of the demolition property, three 3 behind and three in front. Provide information about the project in advance to set expectations.
   - A good approach would be to provide some information on the City's website for people that are experiencing demolition projects in their neighbourhood (i.e. hours they can work, who to contact if there's a complaint, etc.).
2. What is current practice when damage to neighbouring properties occurs?
   - If something major happens, fix or patch as necessary. It's a cost of doing business.
   - We have done seismic monitoring in the past – although we determined that the vibrations are not much different than a garbage truck driving by.

Appendix D – Survey Results

Q1 In the past year, approximately how many building demolitions has your company completed within the City of Winnipeg?

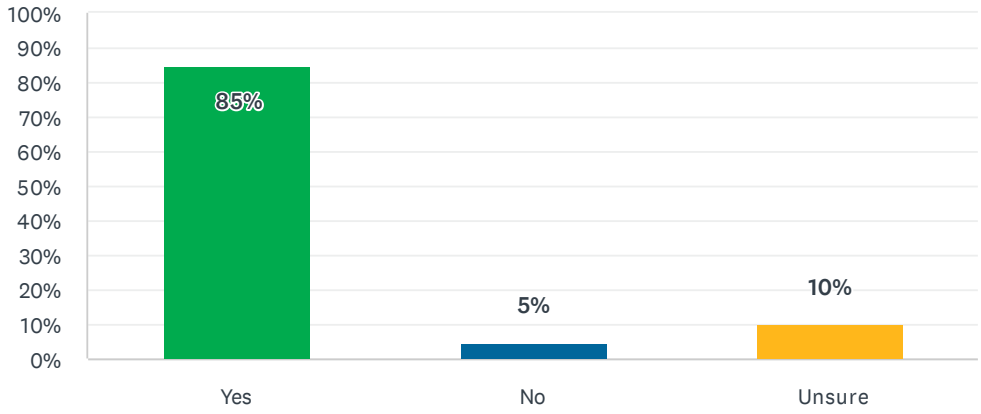
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 5 demolitions	55%	11
5 to 10 demolitions	20%	4
More than 10 demolitions	25%	5
TOTAL		20

Q2 In the past five years, has your company completed a building demolition in a mature residential neighbourhood (developed before 1950)?

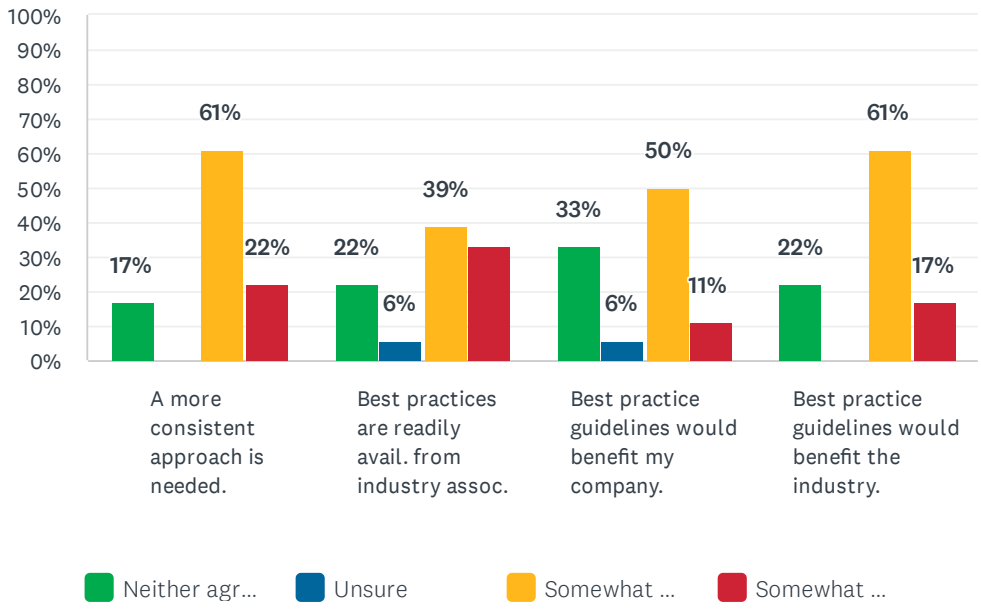
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	85%	17
No	5%	1
Unsure	10%	2
TOTAL		20

Q3 How much do you agree or disagree with the following statements?

Answered: 18 Skipped: 2



	NEITHER AGREE NOR DISAGREE	UNSURE	SOMEWHAT OR STRONGLY AGREE	SOMEWHAT OR STRONGLY DISAGREE	TOTAL
A more consistent approach is needed.	17% 3	0% 0	61% 11	22% 4	18
Best practices are readily avail. from industry assoc.	22% 4	6% 1	39% 7	33% 6	18
Best practice guidelines would benefit my company.	33% 6	6% 1	50% 9	11% 2	18
Best practice guidelines would benefit the industry.	22% 4	0% 0	61% 11	17% 3	18

Q4 What are the major challenges you experience on the worksite during demolition activities?

Answered: 12 Skipped: 8

#	RESPONSES	DATE
1	Too much traffic in the work area	11/19/2021 8:52 AM
2	coordinating with hydro and controlling public	11/17/2021 10:38 AM
3	The complete disconnect between the all utility companies	11/16/2021 1:31 PM
4	Neighbors unsure of their property line.	11/16/2021 12:50 PM
5	No major challenges for me to date.	11/16/2021 12:34 PM
6	With all the new requirements set by the Province and work place health and safety coupled with the City of Winnipeg we don’t see many challenges once we commence demolition.	11/9/2021 10:39 PM
7	No challenges,	11/9/2021 10:11 AM
8	Dust control, vibrations, site security	11/8/2021 3:48 PM
9	Close proximity to homes, encroaching neighbouring homes, assessing neighbouring infrastructure before and after demolition.	11/8/2021 9:26 AM
10	disposal of the home for free - we try to give away the home first. second, we try to recycle as must for repurposing purposes When none of the above work, we are forced to demo. on that point, 1. Access to site; 2 demo time of year; 3. litigious neighbours/ threat of litigations, 4.	11/5/2021 6:11 PM
11	Demolition is perhaps one of the most dangerous divisions of any construction project. Especially in a mature neighborhood where citizens and neighboring homes are within very close proximity. It is a challenge to find professional, safety minded sub contractors to complete this work. As with most rules, regulations, documentation within the construction industry- they are unclear, CYA inspired, and conflicting. It is very challenging to interpret and ensure rules and regs are being followed. In that respect, lack of simplicity is a challenge.	11/5/2021 4:20 PM
12	Unsure	11/5/2021 2:49 PM

Q5 What can demolition contractors do to improve site conditions and minimize disruption caused by demolition activities?

Answered: 11 Skipped: 9

#	RESPONSES	DATE
1	Post signage, make neighbours aware of what is coming to the area	11/19/2021 8:52 AM
2	block streets	11/17/2021 10:38 AM
3	Place a Safety fence	11/16/2021 12:50 PM
4	Better prep of	11/16/2021 12:34 PM
5	Demolition is generally a disruptive process for any community. Site fencing and signage indicating contractor contact information should be standardized. Then, people will know who is on site doing the work and can contact them with concerns.	11/9/2021 10:39 PM
6	We follow best practices, only issues are with neighbours as it disrupts their normal lives.	11/9/2021 10:11 AM
7	Dust screens and or water usage pre site inspections of neighboring structures security after normal working hours	11/8/2021 3:48 PM
8	Have water onsite to control dust. Dilapidation reports of neighbouring properties by a qualified engineer.	11/8/2021 9:26 AM
9	the very nature of demolition will cause some disruptions with neighbours/ neighbouring properties whether completed by mechanical or manual means; avoiding jack hammering activities would be most consequential.	11/5/2021 6:11 PM
10	Become familiar with a simple set of best practices. Fence all demolition sites, notify neighboring properties, and ABSOLUTELY ensure there is more than one person on site to keep an eye out during activity.	11/5/2021 4:20 PM
11	Ensure a safe work site is adhered to	11/5/2021 2:49 PM

Q6 Are there any specific qualifications that a demolition company should have?

Answered: 11 Skipped: 9

#	RESPONSES	DATE
1	I believe there should be. They should be COR certified at the very least.	11/19/2021 8:52 AM
2	Properly trained personnel	11/17/2021 10:38 AM
3	Abatement qualifications,	11/16/2021 1:31 PM
4	They should know how to take the structure down safely.	11/16/2021 12:50 PM
5	They should be a qualified demolition company much like the city standardizes the companies who connect and disconnect lot lines / services.	11/9/2021 10:39 PM
6	We are COR certified.	11/9/2021 10:11 AM
7	Rather experience or a strong understanding of deconstruction and possibly a tier system that you can prove your knowledge and move up (building size)	11/8/2021 3:48 PM
8	Cor certified Liability insurance Formal training in infill demolition	11/8/2021 9:26 AM
9	Good demolition operator - properties are so tight that an operator makes or breaks the project. perhaps license the operator for infill demos.	11/5/2021 6:11 PM
10	They should be required to attend a course for certification every 12 months. They must be either secor, cor, OR part of an established "simplified safety program". They should be licensed by CoW with a requirement to submit safety report paperwork for every project they undertake.	11/5/2021 4:20 PM
11	Abide by the rules under bidding leads to fly by night companies who cut corners	11/5/2021 2:49 PM

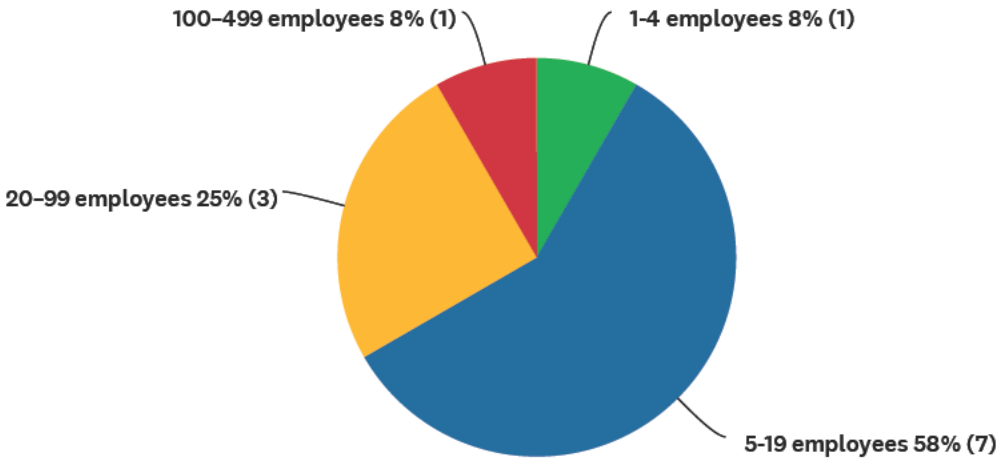
Q7 Do you have any other ideas, suggestions or solutions to share?

Answered: 7 Skipped: 13

#	RESPONSES	DATE
1	None	11/16/2021 12:50 PM
2	Demolition is generally a good thing. It either means derelict decrepit buildings are being replaced or growth and demand exist for a higher and better use. Embrace it and find ways to encourage the renewal that ultimately accompanies a demolition process. Understand it will disrupt and be cause for concern for anyone nearby. That is only natural. Ensure the City is inspecting and following up on requirements.	11/9/2021 10:39 PM
3	You are doing a great job	11/9/2021 10:11 AM
4	A more timely permit process	11/8/2021 3:48 PM
5	No	11/8/2021 9:26 AM
6	as a builder that does 100% of my work in [redacted], our success has come from not changing the demo process (it take on average 1 1/2 day to remove a house and foundation). Good communication, setting the expectations of what the neighbours may experience, giving them an avenue to complain, asking them to document before and after of their homes, etc. this is what we do ... ideally would rather give the house away but the zoning bylaws may it prohibitive. demoing by hand tkaes 10 tiles longer (over 2 days), causes more traffic congestion, more risk of damage./ injuries.	11/5/2021 6:11 PM
7	As a company that does new homes AS WELL AS home additions, and large scale renovations, I believe that it is ridiculous that a demolition permit is only required for removing a whole home or accessory structure like a garage. The same rules should apply to any demolition work on the exterior of a building. I've always questioned why we require a permit to remove a whole house, but not to remove half of one, or, to do a major strip of an exterior where tens of thousands of pounds of masonry is being removed from excessive heights!	11/5/2021 4:20 PM

Q8 How many employees work at your company?

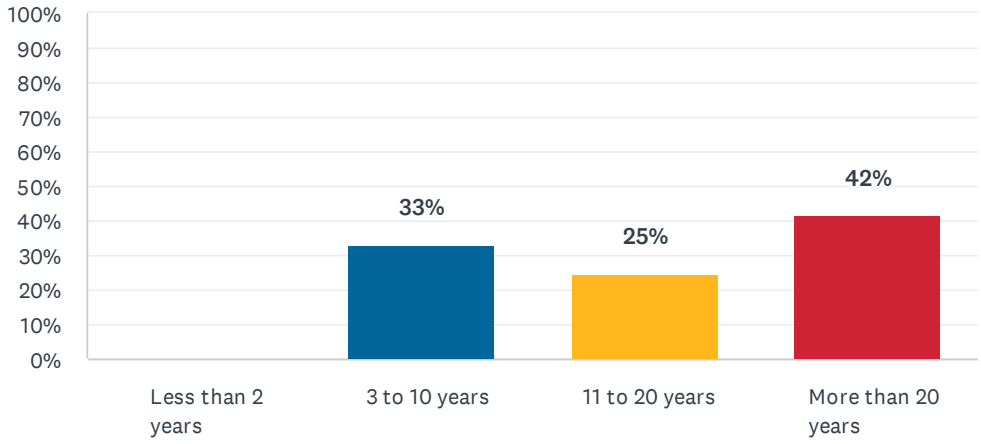
Answered: 12 Skipped: 8



ANSWER CHOICES	RESPONSES	
1-4 employees	8%	1
5-19 employees	58%	7
20–99 employees	25%	3
100–499 employees	8%	1
TOTAL		12

Q9 About how long has your business been in operation?

Answered: 12 Skipped: 8



ANSWER CHOICES	RESPONSES	
Less than 2 years	0%	0
3 to 10 years	33%	4
11 to 20 years	25%	3
More than 20 years	42%	5
TOTAL		12