

Effective Date (09/2021)

ADVISORY

UTILITY CLEARANCE REQUIREMENTS

BUILDING CODE SERVICES



Utility Service Clearance Requirements

This Advisory provides direction for utility clearance requirements when extensive demolitions are proposed as part of the construction process. Private utilities are not governed under the scope of this Advisory and are governed under their respective authorities having jurisdiction.

Existing and proposed utilities are required to be indicated on the drawings. Utility clearances are to be provided where demolition or renovation impact the performance of existing utilities.

Examples of impacts that would require a utility clearance to be provided:

- The service is being relocated.
- The service requires disconnection for the proposed work.
- The service is being upgraded.
- The service changes from a permanent connection to a temporary feed.
- The utility is within proximity, vertical and/or horizontal, to proposed work as per the utility provider requirements.

A demolition permit application may be required where the building is being substantially demolished and would impact several different types of utility services.

Examples of construction or demolition that may require a demolition permit are:

- The superstructure is demolished to the foundation.
- Sections of the foundation are removed that contain utility services.
- Complete or partial demolition of an exterior wall containing utility services.
- Renovation construction that may impact existing utility services as a result of the proposed work.