

Pre-Demolition Asbestos Survey: What GTA Homeowners Need Before Tear-Down

Quick reference guide by Almar Demolition GTA

Why a survey is required

Ontario Reg 278/05 requires a Designated Substance Report for any building built before 1990 before demolition or major renovation.

Common ACMs in older Toronto homes

Vermiculite attic insulation, popcorn ceilings, 9 inch vinyl floor tiles, pipe and boiler wrap, drywall joint compound, cement board, roofing felts.

Type 1 work

Low-risk, small quantities of non-friable material. Minimal controls.

Type 2 work

Medium-risk. Wet methods, glove bags, restricted access, respirators. Used for popcorn ceilings, vinyl tile, pipe wrap.

Type 3 work

High-risk. Negative-pressure enclosure, HEPA filtration, decon chamber, full-face respirators, MOL notification 24 hr before work. Required for vermiculite.

Survey cost (2026 GTA)

\$800 to \$2,500 for a single-family home. Lab fees included. 5 to 10 business day turnaround.

Vermiculite removal cost

\$8,000 to \$25,000 for a typical Toronto attic depending on access and quantity.

Skip the survey, three risks

1) No reputable contractor will bid. 2) Mid-job stop-work orders cost weeks. 3) Worker exposure liability up to \$1.5M corporate fine.

How to find a qualified surveyor

CIH, ROH, or CRBOH certification. AIHA-accredited lab. Ask demo contractor for referral.

Timeline

Book survey 4+ weeks before demo start. Survey, lab, DSR, abatement scope, MOL notify, abate, clearance, then demo.

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