

Semi-Detached Demolition Party Wall Checklist

ALMAR Demolition - GTA Owner Guide 2026

Before You Start

1 Confirm the demolition permit

Check with your building department for a shared-wall teardown and any documents on the adjoining unit.

2 Agree with your neighbour

Put access, protection, and before-and-after condition in writing.

3 Plan the shared wall

Decide how the party wall will be supported, then sealed and clad once exposed.

4 Test for hazards

Older semis may contain asbestos and lead paint near the shared wall; test first.

During And After

1 Use an experienced crew

A licensed contractor familiar with attached homes and party walls.

2 Protect the neighbour

Sheeting, careful separation, and no new movement in their structure.

3 Weatherproof promptly

Seal, insulate, and clad the exposed wall so the neighbour is not left exposed.

4 Keep the records

Permit, agreement, condition photos of both homes, and disposal receipts.

Planning a demolition in the GTA? Get a free estimate at alnardemolition.ca.