



## **MINISTRY OF ENVIRONMENT AND NDU**

ENVIRONMENTAL GUIDELINE No. 6

### **DEMOLITION OF BUILDINGS**

#### **1.0 Purpose of guideline**

This environmental guideline for demolition of buildings has been prepared by the Ministry of Environment & NDU to ensure that all environmental issues are duly taken into consideration by stakeholders.

#### **2.0 Nature of development**

Demolition of buildings usually refers to the act of pulling down a building or part of a building. There can be various reasons for demolition, namely:

- (i) when the buildings do not fit the requirements in terms of facilities and working environment
- (ii) for refurbishment/renovation of buildings and hotels
- (iii) replacement of the derelict buildings by new ones
- (iv) when derelict buildings present an eyesore
- (v) for elimination of dangerous buildings that pose safety threat to public and the surrounding environment

#### **3.0 Potential impacts**

The hazards and environmental impacts associated with demolition works are mainly a function of:-

- (i) The location of the demolition work, i.e. whether demolition is near to main road or whether demolition is far away from development and movement
- (ii) The type of building being demolished i.e. concrete, iron sheets, etc
- (iii) The method of demolition i.e. manually using hand tools; mechanically using heavy machinery including electric grinders , pneumatic compressors , excavator on trucks and lorries; or by induced collapse demolition using explosives
- (iv) The scale of the project i.e. the area of building being demolished and amount of solid wastes, dust and traffic being generated
- (v) The duration of the demolition work

Potential environmental impacts in connection with demolition works are:-

- Noise and vibration
- Dust
- Traffic implications
- Generation of demolition wastes including doors, windows, wood and metal frames ; concrete rubbles and blocks, corrugated iron sheets , asbestos cement sheets , etc
- Visual and aesthetic impacts

#### 4.0 Siting of activity

- Not applicable

#### 5.0 Environmental conditions

The major environmental issues are **noise and dust** and the following conditions shall be observed:

- The demolition works shall be taken not any nuisance by way of noise, dust and vibration to the surrounding environment.
- The site of works shall be fenced and screened to protect site from strong winds and to contain dust.
- The noise level during demolition works shall be within the permissible limits as per the Environment Protection (Environmental Standards for Noise) Regulations 1997. The noise exposure limits as per the above regulation are as follows:

Industrial noise		Neighbourhood noise	
7:00 – 21:00	60*dB(A) Leq	7:00 – 18:00	60 dB(A) Leq
21:00 – 7:00	55*dB(A) Leq	18:00 - 21:00	55 dB(A) Leq
		21:00 – 7:00	50 dB(A) Leq

\* A tonal character adjustment of +5 dB(A) should be applied to the measured value where the noise has a definite continuous note such as a whine or hiss.

- All hazardous wastes, including asbestos shall be disposed of as per the provisions of Environment Protection (Standards for Hazardous wastes) Regulations 2001.
- The following measures shall be taken so as to abate the visual impacts during demolition works:
  - Visual screening / fencing of works

- Proper location of equipment and machinery on site
  - No encroachment of demolition wastes on pavements and roads
- (vi) Demolition works within residential areas shall be carried out during normal working hours (8:00 – 17:00) only.
- (vii) The demolition wastes shall be used as filler material. Any excess wastes shall be disposed of to an authorized site as recommended by the Ministry of Local Government.
- (viii) No debris shall be burned on the site.
- (ix) The Department of Environment of the Ministry of Environment and NDU shall be informed in writing of the dates of commencement of works on site and operation of the activity for monitoring purposes.

## 6.0 Enforcement

Under Section 13 of the Environment Protection Act 2002, the enforcing agencies for the different environmental medium or pollutants are as follows:

S. No	Environmental media/ pollutant	Enforcing Agency
1	Noise	Ministry of Health and Quality of Life
2	Solid wastes, hazardous wastes	Ministry of Local Government
3	Air pollution	Ministry of Environment

The above-mentioned enforcing agencies shall monitor compliance with the conditions falling under their purview.

## 7.0 Offences

Any person who fails to comply with any regulations/standards referred to in this guideline shall commit an offence and shall:

- (i) on a first conviction, be liable to a fine not exceeding 50, 000 rupees and to imprisonment for a term not exceeding two years.
- (ii) on a second or subsequent conviction, be liable to a fine not exceeding 100,000 rupees and to imprisonment for a term not exceeding 8 years.

**For further information, please contact**

Information Counter,  
Department of Environment,  
Ground Floor Ken Lee Tower,  
1, St Georges Street  
Port-Louis  
Tel: 2036200-2036210

**Website : <http://environment.gov.mu>**

**Email : [menv@mail.gov.mu](mailto:menv@mail.gov.mu)**