

Schedule "A"

BUILDING INSPECTIONS
PERMIT FEES BYLAW

1. BUILDING PERMITS

(a) New Single Detached, Semi Detached and Townhouses

- (i) Fees based on Combined Fee Schedule (D)
- (ii) Construction value must be declared on the Permit Application (including Building, HVAC, Electrical, Plumbing and Gas)

(b) Garages, Decks, Wood Fireplaces and Wood Stoves, Retaining Walls - (900 mm high or taller) - Construction value based on Schedule (C) Cost Estimate \$8.50 per Thousand (minimum \$100.00)

(c) Basement Development - (not as part of 1. (a) new dwelling construction)

- (i) \$.20 per square foot
- (ii) Minimum fee \$100.00

(d) Residential Additions - Construction value based on Schedule (B) Declaration of Construction Cost \$8.50 per Thousand (minimum \$100.00)

(e) Manufactured Homes/Mobile Homes

- (i) Manufactured home without a full foundation \$100.00
- (ii) Manufactured home with basement foundation \$200.00

(f) Demolition/Relocation - \$1.00 per square meter (\$.0929 per Sq. Foot) of floor area (minimum \$100.00 maximum \$3,000.00)

(g) Commercial, Industrial, Institutional, Multi Family (apartments) - Construction value must be declared on the Permit Application

- (i) \$8.50 per thousand (minimum \$120.00)
- (ii) Start Work Early \$.50 per Square Meter (\$.04645 Sq. Ft.) (minimum \$120.00)

(h) Other Fees

- (i) Sprinkler, Fire Alarm and Standpipe and Hose Systems Installed in an existing building, \$8.50 per Thousand of Construction Value (minimum \$120.00)
- (ii) Alternative Solutions and Re-classification Review per application \$120.00, plus \$120.00 per hour after the first hour.

(i) Occupancy Certificate - Required as part of a new permit or change of occupancy \$120.00

(j) Swimming Pool - Residential pools exceeding 600 mm in depth of water \$120.00

2. **ELECTRICAL PERMITS**

(a) **New Single Detached, Semi Detached and Townhouses**

(i) Fees included in Combined Fee Schedule (D)

(b) **Basement Development - (not as part of 1. (a) new dwelling construction)**

(i) 0	To	500 sq. ft.	\$100.00
(ii) 501	To	1200 sq. ft.	\$150.00
(iii) 1201		plus sq. ft.	\$200.00

(c) **Commercial, Industrial, Institutional, Multi Family (apartments), Accessory Permit and Temporary Service connections**

<u>Value of Material & Labour</u>		<u>Permit Fee</u>	
\$0.00	To	\$500.00	\$120.00
\$500.01	To	\$1,000.00	\$130.00
\$1,000.01	To	\$5,000.00	\$190.00
\$5,000.01	To	\$10,000.00	\$220.00
\$10,000.01	To	\$20,000.00	\$300.00
\$20,000.01	To	\$40,000.00	\$440.00
\$40,000.01	To	\$80,000.00	\$640.00
\$80,000.01	To	\$100,000.00	\$840.00
\$100,000.01	To	\$200,000.00	\$1240.00
Over \$200,000.01	\$8.50 per	\$1000.00 of	Construction Value (Material & Labour)

(d) **Hot Tub** (Includes Building Inspection) \$100.00

(e) **Air Conditioner - Residential** \$100.00

(f) **Solar Installation - Under 10 Kilowatts - Residential only** \$150.00
Over 10 Kilowatts - see fee schedule 2. (c)

(g) **Other Fees Not Included Above - individual projects**

(i) Annual Maintenance Electrical Permits for individual properties up to \$10,000.00 Estimated Construction Value	\$180.00
(ii) Variance for requests not involving an on-site inspection	\$120.00
(iii) Variance for requests involving an on-site inspection (per hour)	\$120.00

3. **GAS PERMITS**

(a) **New Single Detached, Semi Detached and Townhouses**

(i) Fees included in Combined Fee Schedule (D)

(b) **Commercial, Industrial, Institutional, Multi Family (apartments)** (Per Gas Meter)

<u>BTU/HR</u>			<u>Permit Fee</u>
0.00	To	100,000	\$120.00
100,001	To	250,000	\$195.00
250,001	To	500,000	\$270.00
500,001	To	750,000	\$350.00
750,001	To	1,000,000	\$400.00
1,000,001	To	2,500,000	\$450.00
2,500,001	To	5,000,000	\$500.00

Above 5,000,001 BTU/HR fees are a flat rate of \$700.00

(c) **Other Fees Not Included Above** (individual projects)

- (i) Individual gas fireplace, dryer, stove, barbeque, unit heater replacement hot water tank, furnace and/or gas line \$100.00
(Note: replacement furnace inspection includes Building Inspection if no sheet metal work/sizing of appliance is not changed)
- (ii) Temporary propane/natural gas heating, gas line (includes tank set) \$100.00

4. PLUMBING PERMITS(a) **New Single Detached, Semi Detached and Townhouses**

- (i) Fees included in Combined Fee Schedule (D)

(b) **Service connection to City services** (per ditch) \$120.00

(c) **Fire Hydrant installed on private property**(each) \$120.00

(d) **Commercial, Industrial, Institutional, Multi Family (apartments)
Base Renovation**

- (i) 0 to 1 fixture \$100.00
- (ii) Per each additional fixture \$10.00
(Note: each new backflow device is considered a fixture)

(e) **Private Sewage** \$220.00

(f) **Residential Renovation, additions, basement developments,
Manufactured Home connection, miscellaneous (includes fixtures)** \$100.00

5. HEATING PERMITS(a) **New Single Detached, Semi Detached and Townhouses**

- (i) Fees included in Combined Fee Schedule (D)

(b) **Forced Air and Hydronic Heating Systems**

- (i) For each heating unit and/or system installed in other than (a) above, including replacement, alterations or extensions to the system or unit. Also includes sheet metal installation, alterations, or modifications not done as part of (a)

<u>Construction Value</u>		<u>Permit Fee</u>
\$0.00	to \$1,000.00	\$120.00
\$1,001.00	to \$5,000.00	\$140.00
\$5,001.00	to \$10,000.00	\$170.00
\$10,001.00	to \$20,000.00	\$220.00
\$20,001.00	to \$35,000.00	\$290.00
Over \$35,000.00 (rounded to the nearest thousand)		calculated at \$8.50 per thousand

- (ii) For each mechanical exhaust system such as a restaurant hood, carbon monoxide system, dust collection system, spray booth, etc. \$120.00

6. OTHER FEES AND PERMIT REQUIREMENTS

- (a) **Additional Inspection Fees** - \$250.00 first offence, \$450.00 for second offence, \$650.00 for third offence for same infraction on same property when infraction not corrected from previous inspection for the following offences;
- i) the current address of the project not clearly displayed and legible from the street;
 - ii) officer unable to access the building, having been called to inspect;
 - iii) project not ready for inspection, when an Officer has been called to do an inspection; or inspection called for where previously identified deficiency has not been corrected.
- (b) **Failure to File a Verification of Compliance** - \$250.00 per offence. In addition, once first offence is levied, each additional week the Verification of Compliance is not submitted a \$120.00 fee will be charged.
- (c) **Failure to Recall an Inspection** - \$250.00 per offence
- (d) **Occupying a Building Prior to Calling for a Final Inspection or Occupying a Building Without Completing Conditional Listed Deficiencies** - When a permitted job has been occupied prior to a Final Inspection being called and passed including failure to complete pre-occupancy deficiency conditions; First offence \$500.00, \$1,000.00 for each additional offence committed by the same Contractor in same calendar year.
- (e) **Safety Inspection Fee** - where all or part of a building for which the permit application is made has been closed due to Unsafe Conditions pursuant to S. 48(2) of the Act.
- (i) Environmental Remediation \$5,000.00 plus permit fees to be paid in full, all Contractors listed at time of Application and Construction Cost declared.
 - (ii) Security Fencing may be required to secure premises at owner expense.
- (f) **Additional Inspections Fees Not Paid** - If the fees are not paid within thirty calendar days by the Applicant for the permit in question, all future Permit Application fees for the same Applicant must be paid in full by cash or credit card at time of application.

- (g) **Property Permit Status Report - Information Request, File Search, Misc. Letter Request.** (Not required as part of an active Permit) See attached link for prices <https://www.airdrie.ca/index.cfm?serviceID=942>
- (h) **Hourly Rate for Requests Administrative/Inspections** - \$120.00 per hour (Minimum \$120.00)
- (i) **Expired and/or Expiring Permits**
- (i) If a new permit is required after the expiry of a permit, and if no changes have been made or will be made to the original plans and specifications, and if the suspension or abandonment of the work has not exceeded six (6) months, the fee for the new permit shall be one half (1/2) of the fee as defined in this Bylaw.
 - (ii) If a permit application is paid for and is not issued within 90 days of the application date as a result of information missing or as a request for information by a Safety Codes Officer, the permit will be considered expired
 - (iii) If a permit extension is requested on permits other than residential accessories prior to expiry, an administration fee equal to the hourly rate set in Section 6(h) of this Bylaw shall apply.
 - (iv) If a permit extension for a residential accessory permit is requested, an administration fee of \$50.00 will be charged to extend the permit for every six month extension from the date of issuance.
- (j) **Errors and Omissions** - When the documents submitted with a Permit Application contain substantial errors or omissions and the documents must be resubmitted for further examination.
- (i) Commercial Permits - An administration fee of \$120.00 plus a Safety Code Officers rate of \$120.00 per hour.
 - (ii) Single family, Duplex and Townhouse Permits – A fee equal to ten percent (10%) of the fee defined in this Bylaw may be charged for each and every re-examination.
- (k) **Unauthorized Work** - If any unauthorized work, including excavation, has been started before the issuance of a Permit, the Permit fee shall be double the fee set out in this Bylaw.
- (l) **Cancelled Permits** - Refund requests are required in writing from the owner or authorized agent of the owner within 30 days of cancelled date.
- (i) Refund requests for permits submitted in which no plan review has been completed – Hold back 10% or minimum \$120.00.
 - (ii) Refund requests for permits submitted once plan review has been started – Hold back 25% or minimum \$120.00 per hour based on time spent on project by Building Inspection Department - Estimated by Safety Codes Officer/s and Staff.
 - (iii) Refund requests for permits that have been reviewed and issued – Hold back half (1/2) of permit fee or minimum \$120.00 per hour based on time spent on project by Building Inspections Department. - Estimated by Safety Codes Officer/s and Staff.
- (m) **Alberta Safety Codes Council** - All fees are subject to Alberta Safety Codes Council levy and are non-refundable. See attached Schedule “D”

7. DOCUMENTATION PROVIDED FOR COMMERCIAL AND RESIDENTIAL PERMITS

- (a) Information provided with each application must conform to the current City of Airdrie Permit Application Checklists at www.airdrie.ca
- (b) The information provided on the plans and in specifications shall conform to the requirement of the applicable code.



COMBINED FEE SCHEDULE “D” FOR SINGLE DETACHED, SEMI DETACHED AND TOWNHOUSE CONSTRUCTION

1. Square footage is determined by adding all floor areas excluding basements.
2. This combined fee schedule is for the construction of a new single detached, semi-detached and townhouse only, including basement development, decks, fireplaces etc. as shown on the plans. If NOT included on the plans an additional accessory permit will be required prior to starting construction.
3. This schedule is for standard wood frame construction.
4. Other types of construction will require contract values to be submitted, permit fees will be based on \$8.50 per thousand of construction value.
5. Plot Plan fee as per the Planning Fees and Charges Bylaw <https://www.airdrie.ca/index.cfm?serviceID=244>
6. Lot Grading fee if applicable <https://www.airdrie.ca/index.cfm?serviceID=244>
7. Utilities Service Connection charge <https://www.airdrie.ca/index.cfm?serviceID=244>
8. Water Meter Fee 5/8” as per the Waterworks Bylaw <https://www.airdrie.ca/index.cfm?serviceID=395>
9. All Permit Fees are subject to an Alberta Safety Codes Council Levy. \$4.50 per permit or 4% of permit cost, whichever is greater, to a maximum of \$560.

Permit Fees	Up	<u>1251</u>	<u>1651</u>	<u>2051</u>	<u>2451</u>	Over
	to <u>1250</u> Sq. Ft.	to <u>1650</u> Sq. Ft.	to <u>2050</u> Sq. Ft.	to <u>2450</u> Sq. Ft.	to <u>3000</u> Sq. Ft.	<u>3000</u> Sq. Ft.
*Building Permit	\$1,700.00	\$1950.00	\$2200.00	\$2650.00	\$2800.00	\$3200.00
Permit TOTAL	\$1,700.00	\$1,950.00	\$2,200.00	\$2,650.00	\$2,800.00	\$3,200.00
SCL TOTAL	\$68.00	\$78.00	\$88.00	\$106.00	\$112.00	\$128.00
Plot Plan						
Lot Grading						
Utilities connection charge						
Water Meter 5/8"						
GRAND TOTAL						

*Building permit fees for single detached, semi-detached and townhouse construction include the following:

Building permit, HVAC permit, Electrical permit, Plumbing permit, Gas permit, Post and Pad permit, Rough in below permit, Temp Heat permit and Lighting permit