



Residential Permits and Fees

Effective January 1, 2016 to December 31, 2016

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Background Information

Why Permits?

Permits are here for your protection. They're the result of years of experience, testing and feedback. Having the proper permits will ensure what is being built is actually safe and that the appearance and use is consistent with the context of your neighbourhood.

What Permits are Required?

If you are proposing new development, renovations to existing development or changing the use of a current building, you may require permits from the City of Edmonton. Depending on the type of construction, you may need to apply for different types of permits. Some of the permits that may be required are:

Development Permit

A development permit ensures that the location, size and use of a building comply with the Edmonton Zoning Bylaw. Development permits and approvals need to be obtained for new construction, renovations, and changes to how a building is being used.

- All properties within the City of Edmonton are zoned and that zoning determines what type of building and what use is allowed. To determine the development regulations for your property, first find your property's zoning designation at maps.edmonton.ca. Then look up your zoning designation in the **Edmonton Zoning Bylaw** (available at www.edmonton.ca).
- Development permit applications are classified as either Class A or Class B.
 - **Class A** developments are a Permitted Use and comply with all of the regulations of the Edmonton Zoning Bylaw.
 - **Class B** developments are either a Discretionary Use or require a variance to any of the regulations in the Edmonton Zoning Bylaw. If the application is for a Class B development, notification of the application to the surrounding property owners is required. All Class B applications require payment of an additional fee to cover the costs of notification as well as the additional time required to review these applications.

Building Permit

While development permits regulate your property's appearance and use in the context of your neighbourhood, building permits make sure that what you build is actually safe. City building permits make sure that development on your property is up to the standards of the **Alberta Building Code**. Most developments require both a development and a building permit.

Mechanical and Electrical Permits

Mechanical permits regulate the utilities servicing a property. This includes the water and sewer lines, interior plumbing, gas, heating, ventilation, air conditioning, and electricity. If any construction includes mechanical work, separate permits may be required and are applied for separately.

- Separate permits are issued for each type of mechanical work that is being completed. This includes **HVAC, Plumbing, Gas, and Electrical**.
- Every building, mechanical and electrical permit requires payment of a safety code fee, which is collected on behalf of the Safety Codes Council. The safety code fee is calculated as 4% of the total permit cost with a minimum of \$4.50 and a maximum of \$560.

Additional Information

This document is not a complete list of the permits and fees that may be required. Additional permits and licences are issued by the City of Edmonton including: parking permits, pet licences, and business licences. For the complete fee listings, application forms and additional information visit www.edmonton.ca.

Renovations and Additions to Existing Homes

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee (Class A Permits)	Notification Fee (Class B Permits)	Total Fee (Class B Permits)
Accessory Building	<p>With the exception of the primary residence, any stand alone building that has an area of over 10 square meters (107.64 sq feet) OR over 4.3 meters (14.1 feet) in height is considered to be an accessory structure and will require both a development permit and a building permit.</p> <ul style="list-style-type: none"> - Examples include: detached garages, detached carport, gazebos, sheds, greenhouses, pergolas, playground equipment, lean to, etc. 	\$108	\$102	\$4.50	\$214.50	\$41	\$255.50
Uncovered Deck	<p>A deck with a floor height over 0.6 meters (2 feet) from finished grade that has no roof or walls will require both a development permit and a building permit.</p> <ul style="list-style-type: none"> - If a hot tub is being installed in the uncovered deck during the construction of the deck, the hot tub and uncovered deck are treated as one application and are processed together. Only the uncovered deck fee is required. - If the deck has a roof or walls it is considered an addition. 	\$108	\$102	\$4.50	\$214.50	\$41	\$255.50
Swimming Pool, Hot tub, Pond	<p>A swimming pool is a man made body of water deeper than 2 feet. Both a development permit and building permit are required for permanent swimming pools deeper than 2 feet.</p> <ul style="list-style-type: none"> - This also includes hot tubs and ponds with a body of water deeper than 2 feet. - Temporary pools (i.e. set up during the summer months only) only require a building permit. - Swimming pools require building permits for both the initial installation and the removal of an existing pool. 	\$108	\$102	\$4.50	\$214.50	\$41	\$255.50
Satellite Dish	<p>A Satellite Signal Receiving Antenna is an antenna used for the purpose of receiving television and radio broadcasts transmitted by satellite. A satellite dish over 1 metre (3.28 feet) in diameter will require a development permit. If the satellite dish is attached to a building it will also require a building permit.</p> <ul style="list-style-type: none"> - No permits are required for small (pizza sized) satellite dishes (under 1 metre in diameter). 	\$176	Min. \$102 <i>(Based on Construction Value –See Appendix A)</i>	Min. \$4.50 <i>(See Appendix A)</i>	Min. \$282.50	\$41	Min. \$323.50

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee (Class A Permits)	Notification Fee (Class B Permits)	Total Fee (Class B Permits)
Over Height Fence	A fence, wall or gate which is greater than the general height requirements will require a development permit. This includes all fences 6 feet or higher on the front or flanking side of the property between the house and the property line.	\$165	N/A	N/A	\$165	\$41	\$206
Wheelchair Ramp	A development permit and building permit is required for the installation of a wheelchair ramp, unless the ramp is being installed in the rear yard and is under 0.6 meters (2 feet) from grade or floor level.	\$108	\$102	\$4.50	\$214.50	\$41	\$255.50
Addition to Single Detached Housing with increase in floor area	Any construction added to the primary building that has a roof or has the structural design that could hold a roof is considered to be an addition. A development permit and a building permit are required for all additions. - Examples include: Sunroom, Covered Deck, Attached Garage, Veranda, new Bay Window that increases floor area	\$393	Min. \$102 (Fee is Based on Construction Value –See Appendix A)	Min. \$4.50 (See Appendix A)	Min. \$499.50	\$41	Min. \$540.50
Exterior Alterations, Additions and Alterations to Single Detached Housing with NO increase in floor area	This category includes minor exterior alterations that do not increase the size of the house. A development and a building permit are required. - Examples of exterior alterations and additions with no increase in floor area include: installing a sky light, changing the pitch of a roof, replacing a window - Note: When a window or door is being replaced, permits are only required if the replacement is larger than the original or closer to the property line. A new window would be considered to be increasing the floor area if it is to the floor and is at least 7 feet high. In this case it is considered an addition.	\$159	Min. \$102 (Fee is Based on Construction Value –See Appendix A)	Min. \$4.50 (See Appendix A)	Min. \$265.50	\$41	Min. \$306.50
Fireplace	A building permit is required for the installation of a gas or solid fuel burning appliance (wood, pellet or coal burning fireplace or stove). If a new fireplace chase is being constructed on the outside of a house a development permit is also required. - A gas fireplace will also require a gas permit and may require an electrical permit for the electrical switches. - An electric fireplace will require an electrical permit .	\$159 *if required	Min. \$102 (Fee is Based on Construction Value –See Appendix A)	Min. \$4.50 (See Appendix A)	Min. \$106.50; Min. \$265.50 if development permit required	\$41	Min. \$147.50; Min. \$306.50 if development permit required

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee (Class A Permits)	Notification Fee (Class B Permits)	Total Fee (Class B Permits)
Interior Alterations	<p>Any residential changes or alterations that affect the building structure will require a building permit. If interior alterations are under \$5,000 and do NOT include construction that is involving the structural or bearing walls (i.e. partition between 2 bedrooms that is not going to be a structural or bearing wall, adding a door to a basement that is not on a bearing or structural wall) they would not require a building permit.</p> <ul style="list-style-type: none"> - If renovations include mechanical or electrical work, separate permits may be required. - A development permit is not required UNLESS the renovation is being done for the operation of a business, or to use as a secondary suite. If the floor space is increasing see Addition. 	N/A	Min. \$102 <i>(Based on Construction Value –See Appendix A)</i>	Min. \$4.50 <i>(See Appendix A)</i>	Min. \$106.50	N/A	N/A
Mobile Home Addition	A mobile home means a development consisting of transportable single detached housing which is suitable for permanent occupancy and is designed to be transported on its own wheels. Any construction added to the primary building that has a roof or has the structural design that could hold a roof is considered to be an addition. Any additions to mobile homes require both a development permit and a building permit.	\$160	Min. \$102 <i>(Based on Construction Value –See Appendix A)</i>	Min. \$4.50 <i>(See Appendix A)</i>	Min. \$266.50	\$41	Min. \$307.50
Demolition	<p>A development and building permit is required to demolish a building and to ensure that no unsafe condition exists on the site when the demolition is complete.</p> <ul style="list-style-type: none"> - If the building is being moved rather than demolished, a demolition permit is still required. - If applying to demolish and then build a new structure, only a building permit is required for the demolition (in addition to all required permits for the new structure). 	\$80	\$102	\$4.50	\$186.50	\$41	\$227.50
Recreational Vehicle Parking	<p>Any vehicle that is equipped for sleeping is considered a recreational vehicle. A Development Permit is required to store a recreational vehicle anywhere on a property between the house and a public roadway (not including a lane) between November 1 and May 31.</p> <ul style="list-style-type: none"> - Includes a motor home, travel trailer, fifth wheel trailer, camper not mounted on a truck, or any other vehicle or object which the development officer deems to be a large recreational vehicle. 	\$165	N/A	N/A	\$165	\$41	\$206

New Residential Dwellings (Up to Two Dwelling Units)

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Lot Grading Fee	Sanitary Sewer Charge (SSTC)	Total Fee (Class A Permits)	Notification Fee (Class B Permits)	Total Fee (Class B Permits)
Secondary Suite	<p>A secondary suite means development consisting of a dwelling located within, and accessory to, a single detached house. A secondary suite has cooking, food preparation, sleeping, and sanitary facilities which are physically separate from those of the principal dwelling. A development permit and building permit are required for all new and existing secondary suites. Mechanical permits are not included in these fees. If construction involves any plumbing, gas, heating, ventilation, or electrical work, see Mechanical and Electrical Permit section for applicable fees.</p> <p>*If suite was built before 2006, the SSTC fee is not charged.</p>	\$266	Min. \$102 <i>(Fee is Based on Construction Value –See Appendix A)</i>	Min. \$4.50 <i>(See Appendix A)</i>	N/A	\$693 *if required	Min. \$372.50 if SSTC is not required; Min. \$1065.50 if SSTC is required	\$102	Min. \$474.50 if SSTC is not required; Min. \$1167.50 if SSTC is required
New Single Detached House with or without New Secondary Suite, New Modular Home, Garden Suite, Garage Suite	<p>A House Combo Permit combines all of the permits and permit fees for the construction of a new single detached or modular home into one permit.</p> <ul style="list-style-type: none"> - If a house or modular home previously existed on the lot where the new house is being built, the SSTC fee is removed from the total fees. - Permits for new or existing garden and garage suites follow the same fee structure. However, the SSTC fee for the garden or garage suite is \$693 per dwelling if it is being built on a lot where a house exists. - If a secondary suite is being constructed at the same time as the new single detached house or modular home, there is an additional SSTC fee of \$693 for the secondary suite. 	See Appendix B – House Combo Permit Fee Schedule						\$102	Fee listed in Appendix B , plus \$102

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Lot Grading Fee	Sanitary Sewer Charge (SSTC)	Total Fee (Class A Permits)	Notification Fee (Class B Permits)	Total Fee (Class B Permits)
New Duplex, Semi-Detached, Single Detached Housing (outside of the house combo permit application)	<p>Duplex housing means development consisting of a building containing only two Dwellings, with one Dwelling placed over the other with individual and separate access to each dwelling. Semi-detached housing means development consisting of a building with only two dwellings side by side.</p> <ul style="list-style-type: none"> - Building permit fee includes permits for: Electrical Permits, Plumbing Permits, Sewer Permits, Gas Permits, Electrical Meter Fees, Electrical Safety Codes Fees, Gas Meter Fee, HVAC Permit fee, Water Usage Fee & Building Safety Code fee 	\$456	\$10.00 for each \$1,000 of construction value for the first \$1,000,000 \$8.98 for each \$1,000 of construction Value over \$1,000,000 (\$149 min.)	4% of building permit cost (\$4.50 min.; \$560 max.)	\$270 (\$135 per dwelling unit)	\$3,132 (\$1,566 per dwelling unit)	Varies	\$102	Varies
Mobile Home Move On	<p>A mobile home means a development consisting of transportable Single Detached housing which is suitable for permanent occupancy and is designed to be transported on its own wheels. Applications to move a mobile home onto a lot require both a development and building permit.</p> <p>*The SSTC fee is only charged if the site that the mobile home is being moved onto has never had a mobile home on it previously.</p>	\$160	\$102	\$4.50	N/A	\$1,566 *if required	\$266.50 if SSTC is not required; \$1,832.50 if SSTC is required	\$102	\$368.50 if SSTC is not required; \$1,934.50 if SSTC is required
Move On Application	<p>Any building that has been constructed off-site and relocated onto a lot (excluding Mobile Homes and Modular Homes) requires a development and building permit when it is moved onto a lot. These structures may be temporary or permanent.</p> <ul style="list-style-type: none"> - Examples include: residential houses, office trailers, portable school classrooms - Note: if a structure is being removed from one site to be moved on to another site, either a residential or commercial demolition permit is required for the original site. 	\$319	\$102	\$4.50	N/A	N/A	\$425.50	\$102	\$527.50

Residential Use

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Business Licence Fee	Total Fee (Class A Permits)	Notification Fee (Class B Permits)	Total Fee (Class B Permits)
Minor Home Based Business	<p>A home based business is any business that is considered to be operating out of a property that has been zoned residential. All home based businesses require development approval before the business licence can be processed. See the Zoning Bylaw for minor home based business requirements.</p> <ul style="list-style-type: none"> - A development permit is only required prior to the initial business licence application if you change your operations. Business licence fees are paid annually. - The total annual business licence fee consists of the home based business fee plus the fee for the appropriate business licence category (see Business Licence Fees Document). 	\$117	N/A	<p>Home Based Business Fee, plus fee(s) for business type</p> <p>(See Business Licence Fees Document)</p>	\$117, plus business licence fee	N/A	N/A
Major Home Based Business <i>A Major Home Based Business is any business not considered to be a Minor Home Based Business</i>	<p>In general, a major home based business is a business with more than one business visit or client per day. See the Zoning Bylaw for major home based business requirements.</p> <ul style="list-style-type: none"> - The development permit associated with a major home based business will expire after a specific time period set by the Development Officer (up to 5 years). When the development permit expires, a new development permit must be applied for and approved before the business licence can be renewed. - Business licence fees are determined in the same way for minor and major home based businesses. 	\$297	N/A	<p>Home Based Business Fee, plus fee(s) for business type</p> <p>(See Business Licence Fees Document)</p>	N/A	N/A	N/A
Group Home	<p>A group home is a building or part of a building used for Congregate Living for residents who have moderate and non-severe physical, cognitive or behavioural health issues and who require daily or frequent professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in case of an emergency event.</p> <ul style="list-style-type: none"> - A development permit is required as well as a building permit for a site inspection and approval letter. 	\$319	<p>\$102</p> <p>(Occupancy Certificate)</p>	N/A	\$421	\$102	\$523

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Business Licence Fee	Total Fee (Class A Permits)	Notification Fee (Class B Permits)	Total Fee (Class B Permits)
Child Care Service	<p>A child care service is a development intended to provide care, educational activities and supervision for groups of seven or more children under 13 years of age during the day or evening, but does not generally include overnight accommodation. A development permit is required.</p> <ul style="list-style-type: none"> - Development approval is not required for a child care service that does not meet the above definition (i.e. less than seven children under the age of 13). - A care facility for individuals older than 13 is not considered a child care service. 	\$306	\$100 (Occupancy Certificate)	Not required	\$406	N/A	\$406
Residential Sales Centre	<p>A permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings. In order to operate a building as a residential sales centre, a development permit is required before operation can begin.</p> <ul style="list-style-type: none"> - Development Approvals are given for a one year period and will require a renewal if operation continues after the expiration date. 	\$456	N/A	N/A	\$456	\$102	\$558

Sign Permits

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee (Class A Permits)	Notification Fee (Class B Permits)	Total Fee (Class B Permits)
Temporary Sign	<p>A temporary sign is a sign that can be relocated or is removable and is used for a limited duration (including balloon signs). A development permit is required if the sign is over 1.5 meters high or if the area exceeds 1 meter squared.</p> <ul style="list-style-type: none"> - Does not include: sandwich board signs, open house signs, and most political type signs. 	<p>Permit valid for up to 90 days: \$87</p> <p>Permit valid for 365 days or less: \$261</p>	N/A	N/A	<p>Permit valid for up to 90 days: \$87</p> <p>Permit valid for 365 days or less: \$261</p>	\$102	<p>Permit valid for up to 90 days: \$189</p> <p>Permit valid for 365 days: \$363</p>
Permanent Freestanding, Projecting, or Roof Sign	<p>A permanent sign is any sign that is anchored to a footing extending below grade or affixed to, or painted on, a building or other structure. The sign will be used for an indefinite duration of time. A permanent sign requires both a development permit and a building permit; however in the following circumstances a building permit would not be required:</p> <ul style="list-style-type: none"> - The sign is a freestanding sign under 2.1 metres high, from the ground - The sign is only changing existing wording and there are no changes to the support structure that already exists 	\$261	\$10 per \$1,000 of construction value (Min. \$102)	Min. \$4.50	<p>Building permit required: Min. \$367.50</p> <p>Building permit NOT required: \$261</p>	\$102	<p>Building permit required: Min. \$469.50</p> <p>Building permit NOT required: \$363</p>
Fascia Sign	<p>A fascia sign is any sign painted on or attached to an exterior building wall, or any other structure, so that the sign does not extend more than 40 cm out from the wall or structure nor beyond the horizontal limits of the wall. Fascia signs may or may not be permanent. A fascia sign requires both a development permit and a building permit; however in the following cases a building permit would not be required:</p> <ul style="list-style-type: none"> - The sign is a cloth banner or is painted on a building - The sign is only changing existing wording and there are no changes to the support structure that already exists 	\$87	\$10 per \$1,000 of construction value (Min. \$102)	Min. \$4.50	<p>Building permit required: Min. \$193.50</p> <p>Building permit NOT required: \$87</p>	\$102	<p>Building permit required: Min. \$295.50</p> <p>Building permit NOT required: \$189</p>
Digital Sign	<p>A digital sign is any sign that is remotely changed on or off and incorporates a technology or method allowing the sign to change copy without having to physically or mechanically replace the sign face or its components. A separate electrical permit is required for this type of sign. (!)</p>	\$425	\$10 per \$1,000 of construction value (Min. \$102)	Min. \$4.50	N/A	\$102	Min. \$633.50

Additional Fees

Application Type	Explanation	Fee
Existing Without Permits	When a building or structure has been constructed in the past without the applicable permits it is said to be existing without permits. Additional charges apply when the permits are obtained after the structure is built.	Double the regular development and building permit fee - Safety Code fee and Notification fee are not double
Leave As Built Permit	A Leave as Built permit must be obtained when a structure has been built with the proper permits, but the structure was not built in accordance to the approved plans or the zoning regulations.	Residential Renovations and Additions: \$102 <i>(Plus Notification Fee (\$41) if discretionary)</i> Single Detached House, Semi-Detached House, or Duplex: \$153 <i>(Plus Notification Fee (\$102) if discretionary)</i>
Minor Amendment to Application	Any amendments that are made to an application after it has been submitted will be charged an additional fee. - Major amendments to applications are treated similar to an application resubmission and require payment of the regular permit fees.	Residential Renovations and Additions: \$102 Single Detached House, Semi-Detached House, or Duplex: \$153
Re-circulation	Any application that requires more than two circulations to other City departments will be charged an additional fee equal to 50% of the original permit fee.	50% of original permit fee
Re-inspection	An additional fee will be charged for every re-inspection required as a result of the following: - No address on site, building or suite as applicable; - Inspector unable to access the building after having been requested to inspect; - Project not ready for inspection after a request for inspection has been made; - Previously identified deficiency has not been corrected after a request for inspection has been made; or - Approved plans not on site after a request for inspection has been made. - The inspection is the third or subsequent inspection of the same type.	\$245

Zoning Confirmation

Application Type	Explanation	Single Detached, Semi-Detached, Duplex	All Others (Multi-Family Residential)
Compliance Certificate – Single Detached, Semi-Detached, Duplex	<p>A Compliance Certificate is a confirmation from the City of Edmonton that the development on a property meets the regulations of the Zoning Bylaw.</p> <ul style="list-style-type: none"> - Express service compliance certificates will be completed in under three working days, excluding the day it was received. 	<p>Regular Service: \$123</p> <p>Express Service: \$244</p>	<p>Regular Service: \$255</p> <p>Express Service: \$509</p>
Compliance Certificate Re-Stamp	<p>A compliance certificate re-stamp may be useful if the request for a compliance certificate determined that the property does not comply with the regulations of the Zoning Bylaw. After the problem is corrected (obtaining permits, obtaining an encroachment agreement or removing the offending structure), the real property report can be re-evaluated for compliance and re-stamped.</p> <ul style="list-style-type: none"> - A compliance certificate re-stamp is done if it is requested within 6 months from the date that the original compliance letter was issued by Sustainable Development. - If a re-stamp is requested after 6 month from the compliance issue date, the application is considered a new compliance request. Regular compliance certificate fees apply. 	\$77	\$77
Written Confirmation of Zoning	A zoning letter is written confirmation from the City of Edmonton indicating what the zoning is of the requested property.	\$102 per site	\$102 per site
Search of Files for Outstanding Orders	A Search of Records and Plans Request is an examination of the files in the Current Planning Branch/Sustainable Development records vault and the Community Standards Branch/Community Services - Complaints and Investigation Section.	\$102 per title lot	\$102 per title lot

Encroachment Agreement

Application Type	Explanation	Application Fee	Encroachment Fee	Total Fee
Encroachment Agreement	<p>An encroachment agreement is required to approve any structure which has been built beyond the property line or onto a Utility Right of Way (inside the property).</p> <ul style="list-style-type: none"> - A less expensive alternative may be to remove the encroaching structure. - Fees are based on whether an application requires circulation to other City departments, utility companies, or other related parties. Generally, circulation is required if the property is a corner lot or if the encroachment protrudes onto City Lands by more 0.5 metres or more; however there are exceptions based on each application. Contact the Branch to determine whether a specific application requires circulation and to determine the appropriate application fee. 	<ul style="list-style-type: none"> a. Encroachments under 0.05 meters: No Charge b. All other applications: <ul style="list-style-type: none"> i. Applications that do not require circulation: \$300 plus GST ii. Applications that require circulation: \$500 plus GST 	<ul style="list-style-type: none"> a. Encroachments under 0.05 meters: \$100 plus GST b. Encroachments onto easements; aerial, canopy, or projecting sing encroachments: \$50 plus GST c. Encroachments under 0.3 meters and under 2 square meters in area: \$100 plus GST d. Encroachments under 0.3 meters and under 5 square meters in area: \$350 plus GST e. Encroachments over 0.3 meters and/or over 5 square meters in area: Fee equals Assessed Value of Owner's Land, divided by the Area of the Owner's Land, times the Area of the Encroachment 	<ul style="list-style-type: none"> a. Encroachments under 0.05 meters: \$100 plus GST b. All other applications: <i>Application Fee + Encroachment Fee + GST</i>

Mechanical and Electrical Permits

The fees listed are for single detached houses or alterations to an individual unit in a multi-dwelling unit. Only mechanical contractors who are considered to be bonded and licenced by the City of Edmonton are eligible to apply for mechanical permits. The only exception where the individual applying for the permit does not have to be licenced and bonded is if: the permit is for renovation work to an existing single family home; the individual is the owner of the home and resides in the home; and the individual is doing the work themselves. For more complex projects see the complete fee listing in the **Safety Code Bylaw 15894**.

Application Type	Explanation	Permit Fee	Safety Codes Fee	Total Fee
Gas Permit	A gas permit is required for any renovations or new construction that involves any gas work. - Examples include: gas or gas line installation, conversion of a non-gas barbeque to a gas burning barbeque, installation of a gas fireplace	\$102	\$4.50	\$106.50
Plumbing Permit	A plumbing permit is required for any renovations or new construction that involves any plumbing work. - Examples include: new bathroom, installation of a backflow preventer, installation of a backwater valve	\$102 per unit	\$4.50	\$106.50 per unit
Heating, Ventilation and Air Conditioning Permit	An HVAC permit is required for any renovations or new construction that involves any heating, ventilation or air conditioning work. - Examples include: furnace replacement; new HVAC system.	\$102 per unit Renovations: \$0.56/per \$1000 CV	\$4.50	\$106.50 per unit
Electrical Permit – Homeowner Service Change	An electrical permit is required for all service changes. If the homeowner is completing the work themselves they must apply for the permit in person. - If an electrical contractor is completing the work, rather than the homeowner, the contractor must apply for the permit and different fees apply. See Appendix C for contractor fees.	\$189	\$7.56	\$196.60
Electrical Permit – Homeowner Minimum Fee	An electrical permit is required for any renovations or new construction that involves any electrical work. If the work is completed by homeowner, he must apply for the permit in person (excludes Service change, see above). If an electrical contractor is completing the work, he needs to apply for the permit. Gas, Plumbing, HVAC and electrical permits are included in building permit applications for new single, semi-detached or row house. House Combo permit does not include electrical permit for a finished basement. - The minimum fee is for projects with an electrical installation cost of \$3,000 or less. For the complete fee listing see Appendix C . - Examples include: garages, basements, electric fireplaces	\$138	\$5.52	\$143.50

Appendix A: Building Permit Fees for Additions and Alterations to Single Detached Housing

Value of Construction	Building Permit Fee	Safety Code Fee
\$0 - \$5,000	\$102	\$4.50
\$5,001 - \$10,000	\$148	\$5.92
\$10,001 - \$25,000	\$255	\$10.20
\$25,001 - \$50,000	\$475	\$19.00
\$50,001 - \$100,000	\$922	\$36.88
Over \$100,000	\$1,796	\$71.84

Construction value is the value of the proposed construction of the building, which includes the following:

- Building components (all materials used in the construction of the building including all building services),
- Electrical components (including fire alarm and detection system and fire protection equipment),
- Plumbing components (fixtures, drainage system, venting systems and water systems or part thereof),
- Heating components (systems and equipment for heating, ventilating and air-conditioning services).

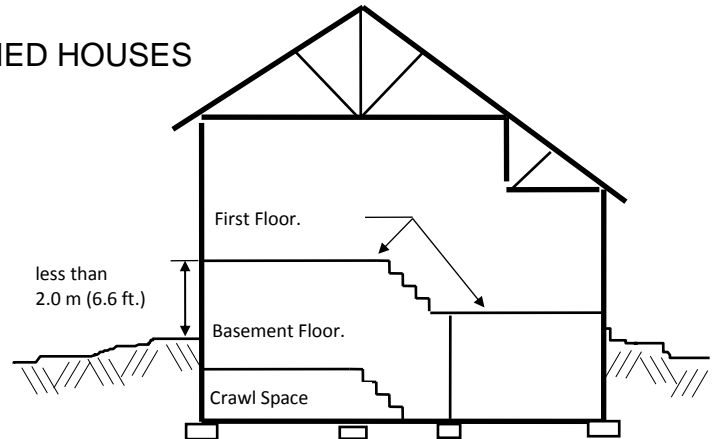
But does not include:

- Landscaping,
- Parking lots on grade,
- Curbs, access roads, sidewalks or other site development not related to the building structure,
- Furnishings or appliances or other non-fixed appurtenances,
- Window coverings,
- Mechanical process equipment that is not required for building services or regulated by the Safety Codes Act,
- Temporary service connections such as power for contractor use,
- Insurance or bonding,
- Interim financing,
- Permit fees,
- Professional consulting fees.

Appendix B: House Combo Permit Fee Schedule

2016 COMBINED FEE SCHEDULE FOR SINGLE DETACHED HOUSES

- APPLIES TO MAIN AND SECOND FLOOR AREAS ONLY, THIRD FLOOR IF APPLICABLE DEVELOPED BASEMENTS AREA NOT INCLUDED IN DETERMINING FLOOR AREA IN THIS SCHEDULE.
- DETERMINATION OF FIRST FLOOR BY DEFINITION IN THE ALBERTA BUILDING CODE 2006
* **FIRST STOREY** = the uppermost storey having its floor level not more than 2m above grade
- THIS PERMIT IS FOR THE CONSTRUCTION OF A NEW HOUSE ONLY, IT DOES NOT INCLUDE A PROPANE PERMIT FOR TEMPORARY HEAT OR FOR ADDITIONAL WORK DONE AFTERWARDS
(Example: garage gas heater, barbeque gas outlets, a new deck, re-developing basement, install heat recovery unit, hot tub installation, etc.)



NEW HOUSE COMBO PERMIT FEE SCHEDULE FOR SINGLE DETACHED HOUSES EFFECTIVE January 1, 2016

FLOOR AREA COMBINED (sq. ft)	COMBINED DEVELOPMENT, BUILDING, MECHANICAL PERMIT FEE (includes all mechanical components)	BUILDING & MECH SAFETY CODES FEES 4% of Combined Fee	ELECTRICAL PERMIT FEES Wiring Permit: \$ 218 and up U/G Permit: \$ 77	ELECTRICAL SAFETY CODES FEE 4% of Wiring Permit Fee, plus \$ 4.50 for U/G Permit	SANITARY SEWER TRUNK CHARGE \$ 1,566	CONST WATER RATES 44c/\$1000 CONSTR. VALUE	LOT GRADING FEE \$ 135	TOTAL APPLICATION FEE CHARGED
MAIN FLR + 2 nd FLR + 3 rd FLR if Applicable (do not include basement area)								
Up to 1050	\$1,043	\$41.72	\$295.00	\$13.22	\$1,566	\$25.41	\$135	\$3,119
1051 To 1150	\$1,175	\$47.00	\$304.00	\$13.58	\$1,566	\$27.83	\$135	\$3,268
1151 To 1250	\$1,238	\$49.52	\$313.00	\$13.94	\$1,566	\$30.25	\$135	\$3,346
1251 To 1450	\$1,386	\$55.44	\$322.00	\$14.30	\$1,566	\$35.09	\$135	\$3,514
1451 To 1650	\$1,497	\$59.88	\$331.00	\$14.66	\$1,566	\$39.93	\$135	\$3,643
1651 To 1850	\$1,610	\$64.40	\$342.00	\$15.10	\$1,566	\$44.77	\$135	\$3,777
1851 To 2050	\$1,772	\$70.88	\$353.00	\$15.54	\$1,566	\$49.61	\$135	\$3,962
2051 To 2250	\$1,883	\$75.32	\$364.00	\$15.98	\$1,566	\$54.45	\$135	\$4,094
2251 To 2500	\$2,018	\$80.72	\$375.00	\$16.42	\$1,566	\$60.50	\$135	\$4,252
2501 To 3000	\$2,306	\$92.24	\$387.00	\$16.90	\$1,566	\$72.60	\$135	\$4,576
3001 To 3500	\$2,598	\$103.92	\$400.00	\$17.42	\$1,566	\$84.70	\$135	\$4,905
3501 To 4000	\$3,118	\$124.72	\$412.00	\$17.90	\$1,566	\$96.80	\$135	\$5,470
4001 To 4500	\$3,740	\$149.60	\$425.00	\$18.42	\$1,566	\$108.90	\$135	\$6,143
4501 To 5000	\$4,487	\$179.48	\$440.00	\$19.02	\$1,566	\$121.00	\$135	\$6,948
5001 To 5500	\$5,385	\$215.40	\$454.00	\$19.58	\$1,566	\$133.10	\$135	\$7,908
5501 To 6000	\$6,462	\$258.48	\$469.00	\$20.18	\$1,566	\$145.20	\$135	\$9,056
Over 6000	\$7,749	\$309.96	\$484.00	\$20.78	\$1,566	\$169.40	\$135	\$10,434

An additional \$102 notification fee will be added to all house combo permits that are Class B or require a variance.

THIS SCHEDULE IS FOR STANDARD WOOD FRAME CONSTRUCTION, OTHER TYPES OF CONSTRUCTION (example: pre-cast, structural panels, concrete and steel) WILL REQUIRE CONTRACT VALUE TO BE SUBMITTED.

Appendix C: Electrical Permit Fee Estimator

2016 ELECTRICAL PERMIT FEE ESTIMATOR

Effective January 1st, 2016

This schedule represents the fee for stand-alone electrical permits and is for estimation purposes only. Permits for new buildings and other major construction, in which the electrical permit is paid for with all required building and mechanical permits, will have a fee based on total construction value. Contact Current Planning for more information on these fees.

Electrical Installation Cost = Total Amount of Materials and Labour

Safety Code Levy is added to fees, equal to 4% of permit fee with a minimum of \$4.50 and a maximum of \$560.00.

Installation Cost \$	Permit Fee Range	Installation Cost \$	Permit Fee Range	Installation Cost \$	Permit Fee Range
1 - 3,000	\$138	25,000 - 26,000	\$398 - 403	100,000 - 110,000	\$757 - 799
3,000 - 3,500	\$138 - 151	26,000 - 27,000	\$403 - 409	110,000 - 120,000	\$799 - 841
3,500 - 4,000	\$151 - 164	27,000 - 28,000	\$409 - 415	120,000 - 130,000	\$841 - 883
4,000 - 4,500	\$164 - 176	28,000 - 29,000	\$415 - 420	130,000 - 140,000	\$883- 925
4,500 - 5,000	\$176 - 189	29,000 - 30,000	\$420 - 426	140,000 - 150,000	\$925 - 967
5,000 - 5,500	\$189 - 202	30,000 - 31,000	\$426 - 432	150,000 - 160,000	\$967 - 1009
5,500 - 6,000	\$202 - 214	31,000 - 32,000	\$432 - 437	160,000 - 170,000	\$1009 - 1,051
6,000 - 6,500	\$214 - 227	32,000 - 33,000	\$437- 443	170,000 - 180,000	\$1,051 - 1,093
6,500 - 7,000	\$227 - 239	33,000 - 34,000	\$443 - 449	180,000 - 190,000	\$1,093 - 1,135
7,000 - 7,500	\$239 - 252	34,000 - 35,000	\$449 - 455	190,000 - 200,000	\$1,135- 1,177
7,500 - 8,000	\$252 - 265	35,000 - 36,000	\$455- 460	200,000 - 210,000	\$1,177 - 1,219
8,000 - 8,500	\$265 - 277	36,000 - 37,000	\$460 - 466	210,000 - 220,000	\$1,219 - 1,261
8,500 - 9,000	\$277 - 290	37,000 - 38,000	\$466 - 472	220,000 - 230,000	\$1,261 - 1,303
9,000 - 9,500	\$290 - 302	38,000 - 39,000	\$472 - 477	230,000 - 240,000	\$1,303 - 1,345
9,500 - 10,000	\$302 - 315	39,000 - 40,000	\$477 - 483	240,000 - 250,000	\$1,345 - 1,387
10,000 - 11,000	\$315- 318	40,000 - 41,000	\$483 - 489	250,000 - 300,000	\$1,387 - 1,488
11,000 - 12,000	\$318 - 323	41,000 - 42,000	\$489 - 494	300,000 - 350,000	\$1,488 - 1,583
12,000 - 13,000	\$323 - 329	42,000 - 43,000	\$494 - 500	350,000 - 400,000	\$1,583 - 1,678
13,000 - 14,000	\$329 - 335	43,000 - 44,000	\$500 - 506	400,000 - 450,000	\$1,678 – 1,773
14,000 - 15,000	\$335 - 341	44,000 - 45,000	\$506 - 512	450,000 - 500,000	\$1,773 – 1,868
15,000 - 16,000	\$341 - 346	45,000 - 46,000	\$512 - 517	500,000 - 550,000	\$1,868 - 1,963
16,000 - 17,000	\$346 - 352	46,000 - 47,000	\$517 - 523	550,000 - 600,000	\$1,963 - 2,058
17,000 - 18,000	\$352- 358	47,000 - 48,000	\$523 - 529	600,000 - 650,000	\$2,058 - 2,153
18,000 - 19,000	\$358 - 363	48,000 - 49,000	\$529 - 534	650,000 - 700,000	\$2,153 - 2,248
19,000 - 20,000	\$363- 369	49,000 - 50,000	\$534 - 540	700,000 - 750,000	\$2,248 - 2,343
20,000 - 21,000	\$369 - 375	50,000 - 60,000	\$540 - 589	750,000 - 800,000	\$2,343 - 2,438
21,000 - 22,000	\$375 - 380	60,000 - 70,000	\$589 - 631	800,000 - 850,000	\$2,438- 2,533
22,000 - 23,000	\$380 - 386	70,000 - 80,000	\$631 - 673	850,000 - 900,000	\$2,533 - 2,628
23,000 - 24,000	\$386 - 392	80,000 - 90,000	\$673 - 715	900,000 - 950,000	\$2,628- 2,723
24,000 - 25,000	\$392 - 398	90,000 - 100,000	\$715 - 757	950,000 - 1,000,000	\$2,723- 2,818
				Over 1,000,000	\$2,818 and up

Flat Fee for Homeowner Service Change: \$189