

DEVELOPMENT SERVICES (Edmonton Tower) 2<sup>nd</sup> Floor, 10111 – 104 Avenue NW EDMONTON, AB T5J 0J4

PHONE: 311 or if outside of Edmonton 780-442-5311 EMAIL: developmentservices@edmonton.ca

### Garage with Garage Suite or Garden Suite Housing Application Office Use Only

SECTION 1 – PERMIT INFO	<u>ORMATION</u>			CITY Project #	
Project Address: (Provide at	east one of the fo	ollowing) – Please not	te: it can not b	pe an intersection	
PROJECT ADDRESS (MUNICIPAL):					
LEGAL DESCRIPTION	PLAN:	BLOC	K:	LOT:	
Has a secondary dwelling (Garden	Suite or Garage w	ith Garage Suite) existe	d on this lot pr	eviously? Yes 🗆 No 🗖	
If yes, what year was the Gard	den or Garage with	Garage Suite built?			
Is this application for a: Garder	n Suite 🗆 🛚 Garag	ge with Garage Suite 🛭	Existing Suit	e    For definitions – see page 4 of form	
Applicant Information:		CITY Custom	er ID # (if kn	own)	
APPLICANT / CONTACT:					
As the applicant I affirm:  I am the registered owner					
☐ I have entered into a bindi					
•				ched application for a Development Permine attached application for a Combination I	
includes an application for	-			ac attached application for a combination i	Cirine, Willen
BUSINESS NAME (IF APPLICABLE):_					
MAILING ADDRESS:				CITY:	
PROVINCE:	F	POSTAL CODE:			
EMAIL:		NSPECTION RESULTS TO BE	MAILED TO THIS	SEMAIL? YES 🔲 NO 🗖	
PHONE #:	F	FAX #:		CELL #:	
Signature :				Date:	
Description of Work: (in addi	tion to the garage v	with garage suite or gar	den suite dwel	ling check applicable proposed constructi	on)
☐ Attached garage ☐ Attached	l carport 🛭 Cover	ed deck 🗆 Uncovered	d deck 🗖 Vera	nda □ Fireplace □ Balcony □ Exterio	r hot tub
□ Demolition of existing garage	e or garden suite	☐ Solar photovoltaic	system 🗆 So	lar thermal system   Geoexchange sy	/stem
Other:				, , ,	
Please complete Sections	2&3 on the fo	ollowing pages.			
For Office Use Only:					
Permit Required? Yes ☐ No	☐ Create Su	b-job from Project No	). <u> </u>		
New Sanitary Sewer Trunk Cha	rge Required? Ye	s 🗆 \$	No 🗖	Lot Grading Required? Yes ☐ No ☐	
Zoning: Ov	verlay:		Devel	opment Fees to be charged: \$	
This project is: Discretionary					
Development remit bescription	)II				
Reviewed By: (Print Name)				Date:	

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Applicable fees

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### SECTION 2 – BUILDING PERMIT INFORMATION 1) # of new gas meters?

2) \	What is the construction value for the (The construction value is the value of all roughly of the demolition)		rden suite? \$essional fees) to do the project. For demolitions, the construction value is the total cos
	quare Footage for the garage with ga	arage suite or garden suite?	sq ft.
4) 5	Subcontractor List		
Sı	ubcontractors	City Customer ID #	Business Name & Address
Ві	uilding (if different from applicant)		
Н	eating & Ventilation		
PI	umbing & Gas		
Se	ewer		
El	ectrical – Wiring		
El	ectrical – Underground		
Te	emporary Gas Heat		
per Wa	mit issuance.		OR, Exemption? Yes Copy Attached provided prior to permit issuance:
Sig	nature:		Date:
	CTION 3 — DEVELOPMENT/E (1) complete set of drawings that inc		IISSION REQUIREMENTS: See page 3 for additional information cale: metric 1:100 / imperial 1/8")
СНЕ	CK OFF INFORMATION SUBMITTED WITH	THIS APPLICATION **In	complete submissions can not be processed**
		ent Acknowledgement Form (Rec basement floor plan if also appl	te) and main floor geodetic elevation quired for Mature and Established Neighbourhoods) ying for a basement development)
	Foundation plans/beams / columns,		type of concrete to be used
	Grade beam and/or pile foundation	details for attached garage, vera	anda, covered deck, etc.
	Foundation lateral support details (i	nclude site-specific engineered	foundation / window / stairwell bracing or reinforcing details)
			yout (include bearing details & load transfer points)
	Engineered floor joist/truss and eng		
			engineer stamped drawings / details)
	If structure/addition is larger than 4 map that was used to confirm the a		<i>Wells Confirmation Form – Proposed Development"</i> form and a printout of the wells must be submitted.

Personal Information required by City of Edmonton application forms is collected under authority of sections 33(a) and (c) of the Alberta Freedom of Information and Protection of Privacy (FOIP) Act. Your personal information will be used to process your application(s). Please be advised that your name, address and details related to your permit may be included on reports that are available to the public as required or allowed by legislation. If you have any questions, please contact a Service Advisor at the Edmonton Service Centre at 780-442-5054.

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Flush connections for built up beams

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To minimize delays in processing your application, the application form must be completed and accompanied by the required plans/information for your project. Additional information may be required as considered necessary, to demonstrate compliance with applicable Edmonton Bylaws and Alberta Building Code, to enable the permit to be issued. Incomplete submissions can not be processed. **NOTE: Faxed or Emailed applications will not be accepted.** 

Plo	t Plan or Site Plan to show the following		
	North arrow, scale and date of preparation  Municipal address and legal description  Dimensions of the site (property lines)	roc in	adjuding contilevers and everbangs and distances to preparty
	Dimensions and location of all proposed and existing structulines	res ir	ncluding cantilevers and overnangs and distances to property
	Dimensions/location of existing and proposed accesses to the Elevations of finished grades, bottom of footings, top of four		
Flo	or Plans to show the following – minimum scale- metric 1:100	impe	erial 1/8"
	Dimensions of the proposed structure		
	All levels and square footage of each level		
	Dimensions and layout, location of walls; doors; and window	s (inc	clude sizes) and use of all rooms/areas
Bui	lding Elevations and Sections to show the following		
	All sides of the house		
	Building height		
	Finished ground level		
	Exterior finishing materials		
	Materials and assemblies of materials forming floors, walls, r	oofs,	, decks etc.
Ma	nufactured structural component information required to be s	subm	nitted (see Standata 06-BCI-015)
	Supplier letters for roof trusses, floor joists, and/or structural Layouts for:  a) Roof	al bea	ams & columns
	b) Floor joists of simple or continuous spans		
	Note: Where continuous spans are incorporated into th reactions and all construction details that are covered in		sign, the layout schematic should also show all joist and/or bean manufacturer's product guide
	Manufacturer's design drawings for all manufactured structu Beam calculations for loads transferred to the beam other th Design of engineered columns where loads exceed 8000 lbs,	ian th	nrough uniform loading covered by ABC 2014-Division B-Part9.
	pects of building that may require professional or engineer inv		
Maj	sects of building that may require professional or engineer invi	OIVEI	nent (stamped design/engineer letter etc.)
	Foundation construction not in Code (PWF, ICF, etc.)		Exterior walls exceeding Code height limits
	Foundation design where geotechnical information		Dimension lumber joists exceeding Code table limits
	indicates it is required		Cantilevered joists not in Code
	Foundation lateral bracing for wall length, height or backfill		Masonry supported on wood frame
	condition		Concrete topping on wood floor system
	Grade beams & piles not per Standata 90-DR-092		Construction with uncommon housing materials (steel,
	Structural concrete (slabs, brackets, etc)		precast concrete, straw bale, SIP, ICF, etc.)
	Retaining walls connected to building or required for		Installation of renewable energy devices (solar collectors etc)
	building integrity		Exterior cladding systems not in Code
	Complex roof or floor (stick framed or engineered)		Hydronic heating systems

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□ Spray foam products and installation



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#### Abandoned Wells Confirmation Form - Alberta Government's Energy Resources Conservation Board (ERCB) Directive -079

□ For structures over 47 sq meters –"Abandoned Wells Confirmation Form – Proposed Development" form and a printout of the map that was used to confirm the absence/presence of abandoned wells must be submitted.

#### **Solar Panels -**

☐ If construction involves solar panels (Thermal or PhotoVoltaic) — Applicant must see Solar Energy Systems brochure for additional submission requirements.

#### **Geoexchange System -**

☐ If construction involves Geoexchange System – Applicant must see Geoexchange system installation application for additional submission requirements. (www.edmonton.ca/currentplanningforms)

#### **Temporary Heat -**

□ Temporary gas heat

#### **Payment of Fees**

applicable fees

#### Permit fees must be paid in full at the time of application.

We accept cash, debit, cheque or credit card. If applying, other than in person, a service representative will call you to advise you of your fees. Please note that the City of Edmonton, in accordance with Payment Card Industry, has taken measures to protect your payment card information. We are required to delete applications submitted with credit card information by unsecured methods such as Fax or e-mail.

Office hours are Monday to Friday, 8:00 am to 4:30 pm. The office is closed on statutory holidays

#### **Definitions from Edmonton Zoning Bylaw 12800 -**

Garage Suite means an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Secondary Suites or Garden Suites.

**Garden Suite** means a single-storey Accessory Dwelling, which is located in a building separate from the principal Use which is Single Detached Housing. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use Class does not include Secondary Suites or Garage Suites.

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#### **Abandoned Wells Confirmation Form - Proposed Development**

Note: This form is to be signed by the applicant at the time of Development Permit application, and to be submitted with a printout of the map(s) that was used to confirm the absence/presence of abandoned well(s).

<u>If abandoned w</u>	<u>vells are</u>	<b>absent</b> wi	thin the site o	f propo	osed development:	
Conservation Board	d ("ERCB")	as set out in	ERCB Directive 07	79, Surfa	formation provided by the rce Development in Proxin y abandoned wells within	nity to Abandoned
Printed Na	ame			Signa	ture	
Company	affiliation o	of the signer		Date		
I,Conservation Boa Wells, and can ac development has in accordance with	ard ("ERCE lvise that to been con th ERCB Di oned wells oment cor	") as set out the licensee(s tacted in ord irective 079 s prior to cons	, have re in ERCB Directive in ERCB Directive in Erction for er to have the Ab To prevent damagestruction, according	eviewed 079, Sur all aband andoned ge to the ng to the d well(s):	proposed development information provided by the face Development in Provided wells within the site of Well Locating and Testing well, a temporary identified confirmed well location (contact personnel name)	the Energy Resource cimity to Abandoned e of proposed og Protocol complete fication marker will b
Printed N	ame			Signa	ture	
Company	affiliation o	of the signer		Date		
Municipal	Address:					
Legal Des	scription:	Lot:	Block:		Plan:	
City F	ile #:			LDA:		

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#### Why do I need to disclose information about abandoned wells on my parcel?

#### **New Requirements**

Effective November 1, 2012 the Subdivision and Development Regulation (Alberta Regulation 160/2012) has changed. The changes relate to the Subdivision and Development requirements around abandoned well sites. The new provisions require some changes to our business practices. In addition to our current application submission requirements, all new Development Permit and Subdivision Applications must include the following:

#### **Development Permit Application**

An application for a development permit for a new building that will be larger than 47 square meters, or an addition to or an alteration of an existing building that will result in the building being larger than 47 square meters, must include:

- Information provided by the Energy Resources Conservation Board (ERCB) identifying the location or confirming the absence of any abandoned wells within the parcel on which the building is to be constructed, or, in the case of an addition, presently exists.
- This information can be obtained by either contacting the Energy Resources Customer
  Care Centre at 1-855-297-8311 (toll free) or using the GeoDiscover Alberta Map at:
   www.geodiscoveralberta.ca
   to confirm whether an abandoned well is located on your
  property.
  - o If you do not have an abandoned well site on your property, you must fill out the "Abandoned Wells Confirmation Form Proposed Development" and provide a copy of the map that was used to confirm the absence of abandoned wells on your property. This information must be included with your development application.
  - o If you do have an abandoned well on your property, you must first meet the requirements as set out in ERCB's Directive 079 before you can apply for a permit. Once ERCB's Directive 079 requirements have been met, you must fill out the "Abandoned Wells Confirmation Form Proposed Development" and include a copy of the map used to confirm well location(s) with your development application.

The information is not required if it was submitted to the same development authority within the last year.

The following links provide further information on the added provisions.

Information Bulletin, Alberta Municipal Affairs -

http://www.municipalaffairs.alberta.ca/documents/msb/Information Bulletin 05 12.pdf

**ERCB Directive-**

http://www.ercb.ca/directives/Directive079.pdf

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## ABC2014:B:9.36. ENERGY EFFICIENCY

# **APPLICATION CHECKLIST**



D	D	<b>n</b>	IF	CT	Λ	n	D	D	F	C		
Г	ĸ	U	JE	LI	A	u	v	ĸ	6	3:	3	-

□ PRESCRIPTIVE PATH	□ PRESCRIPTIVE WITH	□ PERFORMANCE PATH
Complete (1)A -OR- (1)B and (2) to (5)	TRADE-OFF PATH	Complete (5) only below, and attach
below	Complete (1)A -OR- (1)B and (2) to (5)	Performance Report and mandatory
	below, and attach Trade-off Calculator results	Edmonton Summary form
	ICSUICS	

## $\begin{tabular}{ll} \textbf{1a} \\ \textbf{Effective thermal resistance of assemblies in buildings WITHOUT heat-recovery ventilator} \\ (HRV) 9.36.2.6.A \& 9.36.2.8.A \\ \end{tabular}$

ASSEMBLY LOCATION	MINIMUI	М "Е	TR"		PROPOSED ASSEMBLY	
	(m2 K/V	V) (R	SI)			including insulation type/R-value
ROOF						
Cathedral ceilings and flat roofs	5.02		N/A	equal or better	☐ less	
Ceilings under attic, including over attached garages	10.43		N/A	□ equal or better	□ less	
ABOVE-GROUND WALLS						
Exterior wall	3.08		N/A	☐ equal or better	☐ less	
Tall walls	3.08		N/A	□ equal or better	☐ less	
House-to-attached garage walls	2.92		N/A	□ equal or better	less	
Other: kitchen cabinet wall(s)	3.08		N/A	□ equal or better	□ less	
OTHER:	3.08		N/A	□ equal or better	less	
RIM JOISTS						
Parallel to joists, or pony wall	3.08		N/A	□ equal or better	less	
Perpendicular to joists	3.08		N/A	□ equal or better	□ less	
ABOVE-GROUND FLOOR						
Exterior cantilever	5.02		N/A	□ equal or better	□ less	
Over attached garage	4.86		N/A	equal or better	less	

ASSEMBLY LOCATION	MINIMUM "ETR" (m2 K/W) (RSI)				PROPOSED ASSEMBLY including insulation type/R-value
BELOW-GRADE WALLS					
Frostwalls, above–ground wall portions where average exposure < 0.6m	3.46	□ N/A	equal or better	less	
Foundation-level above-ground wall portions where average exposure ≥ 0.6 m	3.08	□ N/A	☐ equal or better	less	
UNHEATED FLOOR Above frost line	1.96	□ N/A	☐ equal or better	less	
ANY HEATED FLOOR In ground contact	2.84	□ N/A	equal or better	less	
SLAB ON GRADE with integral footing	3.72	□ N/A	a equal or better	less	

## **1b**Effective thermal resistance of assemblies in buildings WITH heat-recovery ventilator – (HRV) 9.36.2.6.B & 9.36.2.8.B

ASSEMBLY LOCATION	MINIMUN	/ "ETR"			PROPOSED ASSEMBLY
	(m2 K/W				including insulation type/R-value
ROOF					
Cathedral ceilings and flat roofs	5.02	□ N/A	equal or better	☐ less	
Ceilings under attic, including over attached garages	8.67	□ N/A	□ equal or better	□ less	
ABOVE-GROUND WALLS					
Exterior wall	2.97	□ N/A	equal or better	☐ less	
Tall walls	2.97	□ <sub>N/A</sub>	equal or better	□ <sub>less</sub>	
House-to-attached garage walls	2.81	□ N/A	☐ equal or better	☐ less	
Other: kitchen cabinet wall(s)	2.97	□ N/A	☐ equal or better	☐ less	
OTHER:	2.97	□ N/A	☐ equal or better	☐ less	
RIM JOISTS			,		
Parallel to joists, or pony wall	2.97	□ N/A	☐ equal or better	☐ less	
Perpendicular to joists	2.97	□ N/A	☐ equal or better	☐ less	
ABOVE-GROUND FLOOR			,		
Exterior cantilever	5.02	□ N/A	equal or better	☐ less	
Over attached garage	4.86	□ N/A	☐ equal or better	☐ less	
BELOW-GRADE WALLS			1		
Frostwalls, above–ground wall portions where average exposure < 0.6m	2.98	□ N/A	□ equal or better	□ less	
Foundation–level above–ground wall portions where average exposure ≥ 0.6 m	2.97	□ N/A	□ equal or better	☐ less	
UNHEATED FLOOR above frost line	1.96	□ N/A	□ equal or better	less	
ANY HEATED FLOOR In ground contact	2.84	□ N/A	□ equal or better	☐ less	
SLAB on GRADE	2.84	□ N/A	☐ equal or better	☐ less	

**2**Check proposed windows, doors, etc; maximum prescriptive overall thermal transmittance "u-values"

FENESTRATION & DOOR COMPONENTS	MAXIMU	M "U" value	(W/m2 K)	
Windows (max USI)	1.60	□ N/A	equal or higher performing low	9 36 2 / Δ   alternative: min FR=25
Exterior doors (max USI)	1.60	□ N/A	equal or low higher performing	1 0 36 2 7 A
Single exterior door exception ( max USI )	1.60	□ N/A	equal or low higher performing	1 9 36 2 7 (5) NOTE on plans
Glass block; max area: 1.85 m2 ( max USI )	1.60	□ N/A	equal or low higher performing	1 9 36 2 7 (4) NOTE on plans
Skylights ( max USI )	1.60	□ N/A	equal or low higher performing	0 36 7 6 (A) include chatt FTD/detail
Attic/access hatches (min nom RSI = 2.6)	1.60	□ N/A	equal or low higher performing	1 9 36 2 7 (8) NOTE on plane
Garage overhead doors (min nom RSI = 1.1)	1.60	□ N/A	equal or low higher performing	9 36 2 7 (7) NOTE on plans

### 3 CHECK HVAC components/capacity/standard/minimum performance; or write 9.36.3.10. selection(s) in space below

COMPONENT/EQUIPMENT	HEATING/COOLING CAPACITY	STANDARD	MIN PERFORMAI	NCE
Gas-fired forced air furnace	< 65.9kW [222,000Btu/h]	CAN/CSA-P.2	≥ AFUE 92%	☐ YES
Gas-fired boiler	≤ 88kW[300kBtu/h]	CAN/CSA-P.2	≥ AFUE 90%	☐ YES
Electric tank	≤ 73.2kW if SWH-based	CAN/CSA-P.9	TPF = 0.65	☐ YES
Electric tankless	≤ 87.9kW if boiler-based	CAIV/ CSA-F.9	171 = 0.05	12
Other:				☐ YES

### **4**CHECK Service Water Heating components/input/standard/performance; or write 9.36.4.2. selection in space below

	HEATING/COOLING CAPACITY	STANDARD	MIN PERFORMA	NCE
Gas-fired hot water tank	< < 22kW [75,000Btu/h]	CAN/CSA-P.2	≥ AFUE 92%	☐ YES
Can final tank land	> 73.2kW [250,000Btu/h]	CSA 4.3 etc	Et ≥ 80%	□ VEC
Gas-fired tankless	≤ 73.2kW [250,000Btu/h]	CAN/CSA-P.7	EF ≥ F0.8	YES
Electric tank	≤ 50-270L [13-71usg]	CAN/CSA-C191	$SL \le 35 + 0.20V$ $(top)$ $SL \le 40 + 0.20V$ $(bottom)$	□ YES
Electric tankless	-	-	approaching 100%	☐ YES
Other:				☐ YES

### 5 INDICATE the following, as applicable

PRIMARY WALL AIR BARRIER LOCATION/MATERIAL: PRIMARY CEILING BELOW ATTIC/VAULT/	FLAT	
Interior poly with spray foam at rim joists and cantilevers		
Interior poly with exterior flexible wrap at rim joists and cantilevers   Interior poly		
Interior poly with sealants/tapes at floor, window, wall and ceiling intersections   Other: (specify)		_ 🗆
Exterior flexible air barrier system with all joints and edges sealed		
Exterior rigid air barrier system with all joints and edges sealed		
Other: (specify)		
Intake duct has "fail-open" motorized damper-except where disallowed by other regulation or where system	YES	
operates continuously? [9.36.3.3.]		
Discharge duct has motorized damper, or gravity/spring-operated backflow damper installed? [9.36.3.3.]	YES	
Min 12mm thick pipe insulation for minimum 2m from inlet and outlet of water heater?	YES	
Min 12mm thick pipe insulation for all piping on recirculating service hot water system 9.36.4.4 (1)	N/A	YES
HRV conforms CAN/CSA-C439 "Rating the Performance of Heat/Energy-Recovery Ventilators" sensible HR	N/A	YES
efficiency ≥60%@0°C and ≥55%@-25°C?		
A Blower Door Test Report will be submitted after construction and prior to occupancy inspection for energy code compliance	NO	YES