



Building Permit Application

Non-Residential & High Density Residential Projects

Applicants must complete the checklist below to accompany the building permit application package for it to be able to be deemed complete for acceptance and processing by the Town of Stony Plain.

Please check each item included within your package.

CHECKLISTS

Required information for a complete building permit application:

- Complete and signed application form
- Site plan
- A description of existing and proposed uses and occupancies that will occupy the development
- Construction/Architectural Drawings
- Payment of application fees

Additional information that may be required based on the nature of the application:

Building Permit Drawings:

- New Home Warranty (residential projects only)
- Contractor's License (residential projects only)
- Water Sewer Installation Report
- Fire Safety Plan
- Energy Code Detail
- Roof Truss Layouts
- Floor Joist Layouts & Engineering
- Tall Wall Detail
- Grade Beam & Pile Foundation Engineering
- Sprinkler Detail & Installers Qualifications
- Hydronic Heating Layouts

Schedules:

- A-1 Coordinating Engineer*
- Schedules – A-2, B-1 & B-2*
- Mechanical
- Electrical
- Sprinklers
- Architectural
- Structural
- Geotechnical

Other:

- Payment of other fees and charges (refer to development permit conditions):
 - Offsite levies
 - Contributions (i.e. 49 Avenue Upgrade, Highway 16A Upgrade, future trails, etc.)
 - Capital Recreation Contribution (residential only)
 - Development deposit
 - Security

APPLICANT INFORMATION	ADMINISTRATIVE INFORMATION (FOR OFFICE USE ONLY)	
NAME:	PERMIT #:	
PHONE:	APPLICATION FEE:	
EMAIL:	DATE PAID:	RECEIPT #:
SIGNATURE:	PAYMENT METHOD:	

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TOWN OF STONY PLAIN								BUILDING PERMIT APPLICATION FORM							
LAND USE DISTRICT				TAX ROLL #				DEVELOPMENT PERMIT #				BUILDING PERMIT #			
1. CONTACT INFORMATION															
APPLICANT:								ADDRESS:							
CITY:				PROV:				P/C:							
EMAIL:								PHONE:							
CONTRACTOR:								ADDRESS:							
CITY:				PROV:				P/C:							
EMAIL:								PHONE:							
LANDOWNER(S):								ADDRESS:							
CITY:				PROV:				P/C:							
EMAIL:								PHONE:							
2. PROJECT ADDRESS & LEGAL DESCRIPTION															
MUNICIPAL ADDRESS:								SUBDIVISION:							
Plan	Block	Lot	Quarter Section <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE				Section	Township	Range	Meridian <input type="checkbox"/> W4 <input type="checkbox"/> W5					
3. PROJECT DETAILS															
CURRENT USE/OCCUPANCY:								PROPOSED USE/OCCUPANCY:							
PROJECT START DATE:								ESTIMATED COMPLETION DATE:							
CONSTRUCTION VALUE:				BUILDER LICENCE #:				NEW HOME WARRANTY #:							
<input type="checkbox"/> NEW CONSTRUCTION		<input type="checkbox"/> ADDITION		<input type="checkbox"/> RENOVATION		<input type="checkbox"/> ACCESSORY BUILDING		<input type="checkbox"/> HOME OCCUPATION		<input type="checkbox"/> SECONDARY SUITE		<input type="checkbox"/> CHANGE OF USE		<input type="checkbox"/> DECK <input type="checkbox"/> OTHER	
DESCRIPTION OF WORK AND PROPOSED USE:															
4. AUTHORIZATION															
initial		<i>I acknowledge that construction of the building shall not proceed until the building permit is issued.</i>													
initial		<i>I am/represent the owner of the land and will be/represent the owner of the building for which I am submitting this permit application. I understand that any deviation from the scope of work or use described on this application and shown on the site plan and drawings provided as part of this application will require additional review and decision from the Municipality</i>													
initial		<i>Pursuant to the Municipal Government Act, I hereby authorize employees, representatives, and agencies acting on behalf of the Town of Stony Plain to enter the subject property, for the purpose of making a decision on this application and to conduct necessary inspections in connection to this development and/or building permit application.</i>													
initial		<i>The applicant agrees to protect and prevent from damage any public utilities or local improvements such as water shut-off valves, curbs, and curb stops, sidewalks, streets, lanes and municipal or environmental reserves, and to prevent excess soil being spilled on public streets, lanes and sidewalks. Any damage to public utilities or local improvements which, in the opinion of the Municipality, has been caused by the undersigned or servants, agents or contractors during the construction of the above subject development shall be repaired, restored or re-constructed to the satisfaction of the Municipality at no cost to the Town of Stony Plain.</i>													
initial		<i>The applicant agrees to prevent excess littering of the construction site. Construction litter and material will be properly maintained on the property on which construction is taking place and will not be permitted to spread to adjacent properties.</i>													
DATE:				NAME:				SIGNATURE:							

For Office Use Only

BUILDING PERMIT REVIEW – CONDITIONS/ADDITIONAL REQUIREMENTS

REQUIRED INSPECTIONS: FOUNDATION/BACKFILL FRAMING INSULATION FINAL OTHER

ADDITIONAL PERMITS REQUIRED: ELECTRICAL GAS PLUMBING PSDS PUBLIC HEALTH OTHER

Refer to attached plan for building code requirements

Fees

ISSUE DATE:	EXPIRY DATE:	M ² x \$	\$
		M ² x \$	\$
		M ² x \$	\$
		M ² x \$	\$
		M ² x \$	\$
		M ² x \$	\$
		M ² x \$	\$
		<i>Subtotal:</i>	
	Safety Code Levy		\$
	Building permit fees subtotal:		\$

Safety Codes Officer Signature:	SCO Name (print):	DOP #

MUNICIPAL FEES NOT SUBJECT TO SC LEVY (NEW CONSTRUCTION ONLY)

FEE TYPE	FEE AMOUNT	RECEIPT #	DATE PAID
Water sewer report:			
Lot grading inspection:			
Water meter deposit:			
Penalties:			
Capital Recreation Levy: \$ x # units			
Offsite Levies: \$ x ha			
Development deposit:			
<i>Municipality fees subtotal:</i>			
<i>Building permit fees subtotal:</i>			
Total Fees Due:			

Additional Information

Application Fees

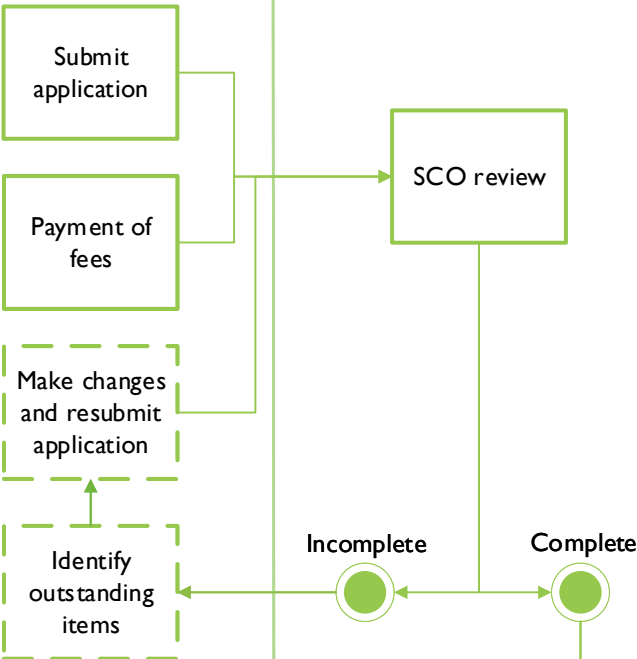
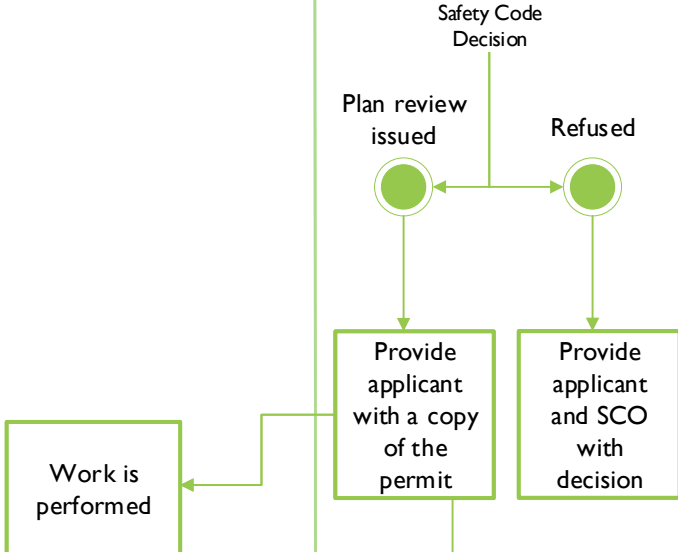
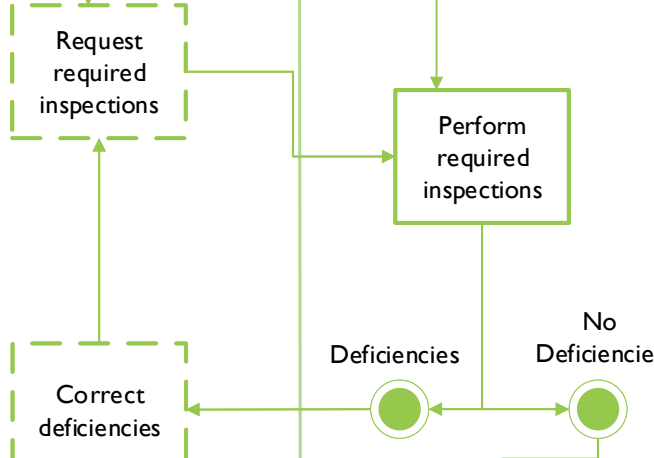
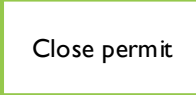

BUILDING PERMIT APPLICATION FEES	
Single family & semi-detached dwellings	
Minimum permit fee	\$100.00
New construction & additions	\$5.00/m ²
Basement development & renovations	\$2.50/m ²
Walk-out basement development & secondary suites	\$4.00/m ²
Foundations of footing only	\$2.50/m ²
Accessory buildings	\$3.00/m ²
Re-inspection fee (residential)	\$100.00/hr min
Multi-family dwellings/Commercial/Industrial/Community Services & Institutional	
Minimum permit fee	\$500.00
New construction and additions	\$5.00/m ²
Basement & other finished areas (incl. parkades)	\$2.50/m ²
Foundations of footing only	\$2.50/m ²
Accessory buildings	\$3.00/m ²
Renovations/tenant improvements	\$5.00/m ²
Renovation, minor (i.e. demising wall)	\$250.00
Re-inspection fee	\$250.00/hr min.
Miscellaneous building permit fees	
Swimming pools (in ground), hot tubs or portable pools, decks, wheelchair ramps, etc., HVAC installation, wood stove/fireplace, temporary structures (event tents, etc.)	\$100.00
Manufactured home – new	\$200.00
Change of use	\$250.00
Water / sewer installation report (PW)	\$50.00
Safety codes consultation	
Safety codes consultation service	\$150.00/hr min.
Building permit re-inspection (residential)	\$100.00/hr min.
Building permit re-inspection (multi-family, commercial, institutional, community services)	\$250.00/hr min.
Building permit revision & extension	50% of BP fee
Penalty for beginning construction without permits	100% of BP fee
Relocation / demolition permit	
Residential	\$200.00
Non-residential (commercial/industrial/institutional)	\$500.00
Water meter deposit - full amount charged at installation	
Single family residential	\$277.41 + GST
Multi-family residential	\$922.43 + GST
Commercial. Industrial, institutional	\$277.41 – \$922.43 + GST

Frequently Asked Questions:

Why do I need a building permit?

Building permits are required to ensure the health and safety of residents and are regulated under the Safety Codes Act, Permit Regulations and the Alberta Building Code.

Building Permit Application Process

Step (Timing)	Process		Procedure
	Applicant/Public	Municipality	
Completeness Review/ Application Review (TBD)		<p>SCO review</p> <p>Incomplete</p> <p>Complete</p>	<ol style="list-style-type: none"> 1. Applicant submits a complete application and pays the associated application fee 2. For incomplete applications, the applicant will submit outstanding information for review, as specified by the Safety Codes Officer (SCO) 3. Complete applications are reviewed for decision
SCO Decision (TBD)		<p>Safety Code Decision</p> <p>Plan review issued</p> <p>Refused</p> <p>Provide applicant with a copy of the permit</p> <p>Provide applicant and SCO with decision</p>	<ol style="list-style-type: none"> 4. The SCO issues a decision and notifies the applicant accordingly 5. If the permit is issued, the applicant will receive a copy of the permit 6. If the application is refused, the applicant will be notified of the refusal 9. Permitted work is completed
Inspections (Dependent on project schedule)		<p>Perform required inspections</p> <p>Deficiencies</p> <p>No Deficiencies</p>	<ol style="list-style-type: none"> 10. Applicant requests required inspections 11. If there deficiencies, applicant must follow the direction provided by the SCO on the inspection report
Permit Closed (Within 24 hours of date of final inspection with no deficiencies)		<p>Close permit</p>	<ol style="list-style-type: none"> 12. The building permit is closed
Permit Service Report (30 days from final inspection date)		<p>Create and release permit service report</p>	<ol style="list-style-type: none"> 13. A permit service report (PSR) is created and released and occupancy is granted