

BEAUMONT

2021 PERMITS AND FEES

Effective January 1, 2021 to December 31, 2021



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Background Information

Why Permits?

Permits are here for your protection. The major benefit of obtaining a permit is knowing that your project will conform to the safety standards that have been adopted under the Safety Codes Act and that the appearance and use is consistent with the context of your neighbourhood.

What Permits are Required?

If you are planning a new development, renovations to an existing property or changing the use of a current building, you may require permits from the City of Beaumont. 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 [Beaumont Land Use 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 Beaumont are zoned and that zoning determines the type of building and what use is allowed.
- To determine the development regulations for your property first, find your property's zoning designation using our [Land Use Bylaw Map](#)

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 construction on your property is up to **Alberta Building Code** standards. Many projects require both a development and a building permit.

Additional Permits

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

- Separate permits are issued for each type of work that is being completed. This includes **Plumbing, Gas, and Electrical**.
- Every building, plumbing, gas 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 to a maximum of \$560.

What Services Do I Get With My Permit?

Services will include, but are not limited to:

- A plans review and report
- Technical advice
- Site inspections reports
- Final status report

Additional Information

This document is not a complete list of our permits and fees. Additional permits and licenses are issued by the City of Beaumont including special events permits, commercial permits, pet licenses, and [business licenses](#). For the complete fee, listings click on the link to visit our [Fees and Charges](#). For our application forms and additional information on Commercial and Residential Permits, please visit: www.beaumont.ab.ca

Renovations and Additions to Existing Homes

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee
Accessory Building (i.e. Garage or Garden Shed)	<p>With the exception of the primary residence, any stand-alone building that has an area greater than 10 m²</p> <ul style="list-style-type: none"> - Examples include detached garages, detached carports, gazebos, sheds, greenhouses, pergolas, equipment, lean-to, etc. - The maximum height of the accessory building shall not exceed two (2) storeys (max 4.5m per storey) but in any event, no taller than the principal building 	\$53	\$159	\$6.36	\$218.36
Additional Dwelling Units	<p>If you are installing a self-contained living premise with cooking, eating, living, sleeping and sanitary facilities for domestic use by one or more individuals; a Development Permit is required.</p> <ul style="list-style-type: none"> - Includes: additional dwelling unit in basement, garage suite and/or garden suite - Application requires a drawing indicating smoke detectors, size of windows, bathroom, fireplace, and use of each room 	\$53	Min. \$320 (Based on Construction Value) See Appendix A	Min. \$12.80 (4% of building permit)	Min. \$385.80
Basement Development (After Occupancy)	<p>The creation of additional living and/or recreation space in the basement area requires a building permit. Additional Dwelling Unit development will require a development permit (<i>see section above</i>)</p> <ul style="list-style-type: none"> - Application requires a drawing indicating smoke detectors, size of windows, bathroom, fireplace, and use of each room. 	N/A	Min. \$159 (Based on Construction Value) See Appendix A	Min. \$6.36 (4% of building permit)	Min. \$165.36
Deck	<p>A deck with a floor height over 0.6 meters (2 feet) from finished grade requires both a development permit and a building permit. If any portion of the deck is over 0.6m in height, a permit will be required.</p> <ul style="list-style-type: none"> - Including enclosed decks or enclosed patios - No permit required for open beam pergolas 	\$53	\$159	\$6.36	\$218.36

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee
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. 	\$53	\$159	\$6.36	\$218.36
Exterior Residential Structural Renovation /Alterations	<p>This category includes minor exterior alterations that do not increase the size of the house. A development and a building permit are required.</p> <ul style="list-style-type: none"> - Includes <u>new</u> openings, windows, doors, roof over existing deck, etc. - Not required for window, shingle, siding, or stucco <u>replacement</u> 	\$53	Min. \$159 (Based on Construction Value) See Appendix A	Min. \$6.36 (4% of building permit)	Min. \$218.36
Fence	<p>If fence exceeds the maximum height allowed of 1.0m in front yard, it requires a development permit. If fence is located on a corner lot or lot backing onto green space, it may also require a development permit. Otherwise, no permit is required.</p> <ul style="list-style-type: none"> - Lattice topping etc is to be included in calculating the height of the fence 	\$53	N/A	N/A	\$53.00
Hot Tub	<p>Hot tubs are considered swimming pools, in accordance with the Alberta Building Code. Swimming pool means a structure, basin or tank containing an artificially created pool of water that is used for swimming, recreation, bathing, etc.</p> <ul style="list-style-type: none"> - <i>Requires an electrical permit & a lockable cover</i> 	\$53	\$159	\$6.36	\$218.36

<p>Interior Residential Structural Renovation/ Alterations exceeding \$5,000 in Construction Value</p>	<p>Any residential changes or alterations that affect the building structure requires a building permit. If interior alterations are under \$5,000 and do NOT include construction that involves 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 electrical, plumbing and/or gas work, separate permits will be required. - A development permit is not required UNLESS the renovation is being done for the operation of a business, or to use as an additional dwelling unit. 	<p>N/A</p>	<p>Min. \$159 (Based on Construction Value) See Appendix A</p>	<p>Min. \$6.36 (4% of building permit)</p>	<p>Min. \$165.36</p>
<p>Satellite Dish, Telecommunication Towers, Flag Poles, etc.</p>	<p>A satellite dish over 1 metre (3.28 feet) in diameter will require a development permit. Masts over 4.5 metres (15 feet), telecommunication towers, flag poles, etc will require a development permit.</p> <ul style="list-style-type: none"> - No permits are required for small (pizza sized) satellite dishes (under 1 metre in diameter). 	<p>\$53</p>	<p>Min. \$159 (Based on Construction Value) See Appendix A</p>	<p>Min. \$6.36 (4% of building permit)</p>	<p>Min. \$218.36</p>
<p>Secondary Suites or Garage Suite Development</p>	<p>Please see Additional Dwelling Units.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>Swimming Pool</p>	<p>Swimming pool means a structure, basin or tank containing an artificially created pool of water that is used for swimming, recreation, bathing, etc.</p> <ul style="list-style-type: none"> - Requires development and building permits - May also require electrical & plumbing permits, if applicable - Site plan provided must show location, dimensions and property setbacks required for permit application - The entire area of a swimming pool shall be protected by a fenced enclosure 	<p>\$53</p>	<p>Min. \$159 (Based on Construction Value) See Appendix A</p>	<p>Min. \$6.36 (4% of building permit)</p>	<p>Min. \$165.36</p>

Variance (Residential)	<p>A Variance is the relaxation of or exemption from a specific requirement of the City of Beaumont's Land Use Bylaw, pending consideration from the Development Department.</p> <ul style="list-style-type: none"> - There shall be no variance of regulations regarding district use - For a Commercial Variance, fee is \$530 per variance 	<p>\$159 +\$106 notification fee</p>	<p>N/A</p>	<p>N/A</p>	<p>\$265.00</p>
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For the complete fee, listings click on the link to visit our [Fees and Charges](#)

New Residential Dwellings

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Damage Deposit	Street Cleaning	Total Fee
New Primary Dwelling Unit	<p>A Single Detached House (SFD) with or without an additional dwelling unit (basement, garage or garden suite) means development consisting of a dwelling.</p> <ul style="list-style-type: none"> - All Builders/Owners require a current year general contractor (GC) business license, which covers all sub-trades used on the project. This fee is only paid once per year. - General Contractor Fee is \$530 for non-residents and \$371 for residents with a home-based business or commercial storefront. - If building an additional garage suite, garden suite, tiny home, etc (not included on initial SFD application) the minimum building permit fee will be \$500, along with a \$159 development permit fee 	<p>\$159</p>	<p>Min. \$975 (Fees based on calculation of \$6.50/m²)</p>	<p>Min. \$39</p>	<p>\$3000 Refunded after final grade is approved and damage inspections are complete</p>	<p>\$80</p>	<p><i>To calculate fees for your specific project, please see our Home Builder Package which calculates in accordance to your square footage (m²)</i></p>
			<p>Min. \$500 Addition of garage suite, garden suite, tiny home</p>	<p>Min. \$20 Addition of garage suite, garden suite, tiny home</p>			
			<p>Construction Water</p>	<p>Lot Grading Fee</p>	<p>Sidewalk Inspection</p>	<p>Water Meter</p>	
			<p>Min. \$100</p>	<p>\$159</p>	<p>\$155</p>	<p>\$712.24</p>	

Business License Fees

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Business License Fee	Total Fee
Commercial Storefront (in Beaumont)	<p>A local commercial space within the city limits of Beaumont. The retail space must comply with building code regulations and be granted occupancy before a business license will be issued.</p> <ul style="list-style-type: none"> - Application process for business license can begin 2 weeks prior to occupancy being granted. 	\$250	Min. \$159 (Based on Construction Value) See Appendix A	\$95	Min. \$504
General Contractor /Home Builder	<p>General Contractor means a person or company engaged in the construction industry, whether by work or services and whether or not the services of any sub trade may be required, and includes an individual constructing or contracting to build a house.</p> <ul style="list-style-type: none"> - This Business License covers business licensing of all sub-trades involved in the construction project. - Resident general contractors <u>must possess a valid home-based business license or commercial business license</u> in Beaumont in order to take advantage of the resident general contractor fee. 	N/A	N/A	\$371 Beaumont Resident \$530 Out of Town 0.25% of Construction Value for a Single Project	Min. \$371
Hawker/Peddler Business	<p>A hawker goes from house to house selling or offering for sale any merchandise or a service, or both, to any person, and who is not a wholesale or retail detailer in that merchandise or service, and not having a permanent place of business in the municipality.</p>	N/A	N/A	\$106 +\$21 per salesperson	Min. \$127

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Business License Fee	Total Fee
Major Home Based Business	<p>A home-based business is any business that is considered to be operating out of a dwelling unit. All home-based businesses require development approval before the business license can be processed.</p> <ul style="list-style-type: none"> - In general, a <u>major home-based business (HBB)</u> is a business that invites clients to the residence. This HBB requires notification to adjacent properties with a 21 day appeal period. - A development permit is only required once, prior to the initial business license application, unless you change your address. Business license fees are paid annually. - Up to 10 clients per day are permitted at this business 	\$53 +\$106 notification fee	N/A	\$95	\$254
Minor Home Based Business	<p>A home-based business is any business that is considered to be operating out of a dwelling unit. All home-based businesses require development approval before the business license can be processed.</p> <ul style="list-style-type: none"> - A <u>minor home based business</u> would be telephone and office only and does not require notification of adjacent properties - No client visits are permitted to the business 	\$53	N/A	\$95	\$148
Out of Town Business	<p>A "Non-Resident" Business means a business which is not carried on from a business location within the City but is otherwise conducted partly or wholly within the City.</p> <ul style="list-style-type: none"> - Example: landscaping company, etc. 	N/A	N/A	\$106	\$106
Temporary Business	<p>A Temporary Business means a business which is carried on for a period of 72 hours or less</p> <ul style="list-style-type: none"> - Example: Weekend Vendor 	N/A	N/A	\$53	\$53

Sign Permits

A **fast track process** may be considered at the discretion of the Development Authority where a sign meets all requirements as specified in the fast track process requirements for each sign type (in Section 4.2 of the current [Land Use Bylaw](#) [LUB])

In order for an application to be considered for fast-tracking the following are required in addition to the application requirements identified in Sections 5.14 and 5.15 of the LUB:

- Drawings shall be completed by a professional and to scale with all measurements shown
- A site plan with the dimensions and location of the sign shall be provided
- The sign shall be capable of classification as only one of the sign types identified in Section 4.2 of the LUB

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee
Awning / Canopy Sign	A Sign which contains no advertising but is limited to the name, address and number of a Building, institution, or person and to the activity carried on in the Building or institution or the occupation of the person, and is placed on the premises which it identifies	\$106	N/A	N/A	\$106
Fascia or Wall Signs	Fascia/wall sign means a sign that is mounted flush to a storefront or building surface that shall be directly related to the use or development in the building. This includes a sign that is made up of individual letters/symbols that are affixed to a surface, such as the building façade, which functions as the signboard	\$106	N/A	N/A	\$106
Freestanding Signs	Freestanding sign means signs which are structurally independent from a building, and are mounted on a foundation, on a pole, or suspended between two or more poles. - Does not include: sandwich board signs, open house signs, and most political type signs.	\$106	N/A	N/A	\$106

Projecting Signs	Projecting sign means signs which are mounted on a building primarily for pedestrians and extend perpendicular to the building facade. Projecting signs are mandatory for all lodging, business, and commercial uses in the Main Street District, the Commercial District and the Integrated Neighbourhood District.	\$106	N/A	N/A	\$106
Special Events Signs	Special events sign means a sign that is erected within the Municipality for use by the Municipality, schools, community volunteer organizations, or for a registered charity as defined by the Government of Canada. - May be permitted to be placed thirty (30) days in advance of the start of the event and shall be removed within 48 hours after the close of the event	\$106	N/A	N/A	\$106
Temporary Sign	Temporary Signage means any on-site or off-site Sign that is relocatable or removable from a Site and used for advertising for a limited duration. This includes, but is not limited to: - A-Frame, Banner, Pennant, Special Events (above), and temporary freestanding signs.	\$106	N/A	N/A	\$106

PROHIBITED SIGNS IN BEAUMONT

- Flashing, animated or moving copy signs
- Rear-lit or backlit signs are permitted where expressly stated in Our Zoning Blueprint and shall include:
 - The name of the establishment or building
 - Individual halo-lit lettering or symbols mounted on a solid background
 - Awnings where only letters or symbols are rear-lit and the remainder of the awning is a solid opaque fabric
- Revolving or rotating signs controlled by an electrical mechanical device
- Roof signs erected upon, against or directly above a roof, or on top of or above the parapet wall of a building and which is wholly or partially supported by the building.
No sign shall project above the roof line of a building
- Signs which contain intolerance, hatred or ridicule of any race, religion or other segment of society, or which otherwise would not comply with the requirements set out in the Canadian Code of Advertising Standards
- Signs featuring nudity, vulgar, graphic or obscene images

Additional Fees - Building Inspections and Services

Application Type	Explanation	Fee
Existing Without Permits	<p>When a building or structure has been constructed in the past without the applicable permits it is said to be existing without permits.</p> <p>Additional charges apply when the permits are obtained after the structure is built.</p>	<p>Double the regular development and building permit fee</p> <ul style="list-style-type: none"> - Safety Code fee are not double
Fast Track House Permit	<p>The intent of "Fast-Track Residential Permit Processing" is to process a residential development and building permit within 3 business days after the day of receipt of the application, when a builder requires the permit process to be expedited.</p>	<p>\$750 per permit application</p> <p>Additional charge of \$100 if, in the opinion of the Municipality, the time spent to obtain compliance with the City's requirements for documentation is significant.</p>
Re-inspection	<p>An additional fee may be charged for every re-inspection required as a result of the following:</p> <ul style="list-style-type: none"> - 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 	<p>First occurrence on the property: \$250 plus GST</p> <p>Subsequent occurrence on the same property: \$500 plus GST</p>
Building Permit Extension Fee	<p>Building permits are valid for one (1) year. If you need additional time to complete your project, you may request an extension to your active building permit.</p> <p>Administration will then determine if an extension is acceptable given the stage and scope of your project.</p>	<p>\$159.00 per permit application</p>
Expired Building Permit Fee	<p>If your building permit has expired and you need to re-apply to finish your project, 50% of the original permit fee is required.</p> <p>This fee is applicable to new buildings only. Other projects will be charged the full amount of the building permit fee.</p>	<p>50% of original building permit fee</p>

Compliance Certificates

Application Type	Explanation	Residential	Non-Residential
<p>Compliance Certificate - Single Detached, Semi-Detached, Duplex</p>	<p>A Compliance Certificate is issued by the Development Department and is verification that all buildings and/or structures (i.e. houses, decks, sheds, fire pits, hot tubs, detached garages, retaining walls, etc.) located within a property, meet the setback regulations and restrictions of Beaumont's Land Use Bylaw and that any required permits have been applied for, approved, and issued.</p> <ul style="list-style-type: none"> - Express service compliance certificates will be completed in three working days, excluding the day it was received. - Requests may be made to the Development Department in writing or in person and must be accompanied by two (2) original Real Property Reports and payment of fees 	<p>Regular Service: \$133</p> <p>Express Service: \$266</p>	<p>Regular Service: \$266</p>

Electrical, Plumbing and Gas Permits

Electrical, plumbing and gas permits can be obtained through the Beaumont's Administration Office in person or through [Superior Safety Codes](#).

Whoever does the work takes out the permit. If you are having a contractor undertake your electrical, plumbing or gas installation, that person should apply for the permit, which makes him responsible to ensure that the work is done to code.

Application Type	Explanation
Electrical Permit	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. <ul style="list-style-type: none">- Examples include: garages, basements, hot tubs, electric fireplaces
Gas Permit	A gas permit is required for any renovations or new construction that involves any gas work. <ul style="list-style-type: none">- Examples include: gas or gas line installation, conversion of a non-gas barbeque to a gas burning barbeque, installation of a gas fireplace or gas garage heater
Plumbing Permit	A plumbing permit is required for any renovations or new construction that involves any plumbing work. <ul style="list-style-type: none">- Examples include: new bathroom, installation of a backflow preventer, installation of a backwater valve

For a full list of fees, please see the Fee Schedules below for each trades-specific fee.

Electrical Permit Fee Schedule - Effective January 1, 2021

Residential Installations

New Single Family Dwellings and Additions

Square Footage	2021 Permit Fee	2021 SCC Levy	2021 Total Fee
Up to 1200	\$212.00	\$8.48	\$220.48
1201 to 1500	\$255.00	\$10.20	\$265.20
1501 to 2000	\$289.00	\$11.56	\$300.56
2001 to 2500	\$323.00	\$12.92	\$335.92
2501 to 3500	\$425.00	\$17.00	\$442.00
Over 3500	Permit fee is \$425.00 plus \$0.10 per square foot over 3500 plus SC Levy		

Other Residential Installations (basement development, garage, renovation, minor work, etc.)

Description	2021 Permit Fee	2021 SCC Levy	2021 Total Fee
\$0 - \$500	\$100.00	\$4.50	\$104.50
\$501 - \$1000*	\$125.00	\$5.00	\$130.00
\$1001 - \$2000*	\$140.00	\$5.60	\$145.60
\$2001 - \$3000*	\$150.00	\$6.00	\$156.00
\$3001 - \$4000*	\$160.00	\$6.40	\$166.40
\$4001 - \$5000*	\$170.00	\$6.80	\$176.80
Solar Panel Installations	\$100.00	\$6.00	\$106.00

**Add \$75.00 to permits pulled by homeowner*

*** SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560**

Plumbing Permit Fee Schedule

Residential & Non-Residential Installations

Number of Fixtures	2021 Permit Fee	2021 SCC Levy	2021 Total Fee
1	\$85.00	\$4.50	\$89.50
2	\$96.00	\$4.50	\$100.50
3	\$108.00	\$4.50	\$112.50
4	\$119.00	\$4.76	\$123.76
5	\$130.00	\$5.20	\$135.20
6	\$212.00	\$8.48	\$220.48
7	\$229.00	\$9.16	\$238.16
8	\$246.00	\$9.84	\$255.84
9	\$263.00	\$10.52	\$273.52
10	\$280.00	\$11.20	\$291.20
11	\$297.00	\$11.88	\$308.88
12	\$314.00	\$12.56	\$326.56
13	\$323.00	\$12.92	\$335.92
14	\$331.00	\$13.24	\$344.24
15	\$340.00	\$13.60	\$353.60
16	\$348.00	\$13.92	\$361.92
17	\$357.00	\$14.28	\$371.28
18	\$365.00	\$14.60	\$379.60
19	\$374.00	\$14.96	\$388.96
20	\$382.00	\$15.28	\$397.28
Over 20	\$382.00 plus \$5.00 per fixture over 20		

Add \$75.00 to homeowner permits over five (5) fixtures

*** SCC Levy is 4% of the permit fee with a min of \$4.50 and a max of \$560**

Gas Permit Fee Schedule			
Residential Installations			
Number of Outlets	2021 Permit Fee	2021 SCC Levy	2021 Total Fee
1	\$85.00	\$4.50	\$89.50
2	\$113.00	\$4.52	\$117.52
3	\$142.00	\$5.68	\$147.68
4	\$170.00	\$6.80	\$176.80
5	\$198.00	\$7.92	\$205.92
6	\$227.00	\$9.08	\$236.08
7	\$255.00	\$10.20	\$265.20
8	\$283.00	\$11.32	\$294.32
9	\$312.00	\$12.48	\$324.48
10	\$340.00	\$13.60	\$353.60
Over 10	\$340.00 plus \$2.50 per outlet over 10		
Description	2021 Permit Fee	2021 SCC Levy	2021 Total Fee
Propane Tank Set (does not include connection to appliance)	\$85.00	\$4.50	\$89.50
Temporary Heat	\$85.00	\$4.50	\$89.50
* SCC Levy is 4% of the permit fee with a min of \$4.50 and a max of \$560			

Appendix A: Building Permit Fees

Value of Construction	Building Permit Fee	Safety Code Fee
\$0 - \$25,000	\$159.00	\$6.36
\$30,000	\$195.00	\$7.80
\$35,000	\$227.50	\$9.10
\$40,000	\$260.00	\$10.40
\$45,000	\$292.50	\$11.70
\$50,000	\$325.00	\$13.00
\$60,000	\$390.00	\$15.60
\$70,000	\$455.00	\$18.20
\$80,000	\$520.00	\$20.80
\$90,000	\$585.00	\$23.40
\$100,000	\$650.00	\$26.00
\$150,000	\$975.00	\$39.00

Building Permit Fees are based on construction value. The construction value is multiplied by our building fee of \$6.50 and then divided by 1000, with a minimum fee of \$159 for residential building permits. See the fees above for some estimates of proposed construction projects.

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)