

# BEAUMONT

## 2024 PERMITS AND FEES

Effective January 1, 2024 to December 31, 2024



# Table of Contents

- Background Information** .....1
- Residential Permits** .....2
- New Residential Dwellings** .....6
- Non-Residential Permits** .....7
- Sign Permits** .....8
- Additional Fees - Building Inspections and Services** .....11
- Compliance Certificates** .....12
- Electrical, Plumbing and Gas Permits** .....13



# 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 plan 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](http://www.beaumont.ab.ca)

## Residential Permits

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee
<b>Accessory Building (i.e. Attached or detached Garage or Shed)</b>	<p>With the exception of the primary residence, any stand-alone building that has an area greater than 10 m<sup>2</sup></p> <ul style="list-style-type: none"> <li>- Examples include detached garages, detached carports, gazebos, sheds, greenhouses, pergolas, equipment, lean-to, etc.</li> <li>- 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</li> </ul>	\$58.00	Min \$175.00	\$7.00**	<b>\$237.00</b>
<b>Additional Dwelling Units</b>	<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"> <li>- Includes: additional dwelling unit in basement, garage suite and/or garden suite</li> </ul>	\$58.00	Min. \$300.00*	Min. \$12.00**	<b>Min. \$370.00</b>
<b>Basement</b>	<p>The creation of additional living and/or recreation space in the basement area requires a building permit.</p>	N/A	Min. \$300.00*	Min. \$12.00**	<b>Min. \$312.00</b>
<b>Deck</b>	<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"> <li>- Including enclosed decks or enclosed patios</li> <li>- No permit required for open beam pergolas</li> </ul>	\$58.00	\$175.00	\$7.00**	<b>\$237.00</b>
<b>Demolition</b>	<p>A development and building permit are required for a demolition to ensure that no unsafe condition exists on the site when the demolition is complete.</p> <ul style="list-style-type: none"> <li>- If the building is being moved rather than demolished, a demolition permit is still required.</li> <li>- Applies for non-residential as well</li> </ul>	\$58.00	\$175.00	\$7.00**	<b>\$237.00</b>

\* Based on Construction Value

\*\*4% of Building Permit

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee
<b>Exterior Residential Structural Renovation /Alterations</b>	<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"> <li>- Includes <u>new</u> openings, i.e. roof over existing deck, new windows and doors, etc.</li> <li>- Not required for window, shingle, siding, or stucco <u>replacement</u></li> </ul>	\$58.00	Min. \$300.00*	Min. \$12.00**	<b>Min. \$370.00</b>
<b>Fence</b>	<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"> <li>- Lattice topping etc is to be included in calculating the height of the fence</li> </ul>	\$58.00	N/A	N/A	\$58.00
<b>Hot Tub</b>	<p>The 2014 <i>Alberta Building Code</i> has specific safety requirements governing swimming pools and the placement of pools to protect you and your neighbors and hot tubs are considered swimming pools in accordance with this Code. In addition, the Safety Codes Act requires that a building permit be obtained prior to commencing work on any building/structure (ie hot tub) covered by the Alberta Building Codes</p> <ul style="list-style-type: none"> <li>- Requires an electrical permit &amp; a lockable cover</li> </ul>	\$58.00	Min. \$300.00*	Min. \$12.00**	<b>Min. \$370.00</b>
<b>Interior Residential Structural Renovation/ Alterations exceeding \$5,000 in Construction Value</b>	<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>	N/A	Min. \$300.00*	Min. \$12.00**	<b>Min. \$312.00</b>

\* Based on Construction Value

\*\*4% of Building Permit

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Business License Fee	Total Fee
<b>Major Home Based Business</b>	<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"> <li>- In general, a <u>major home-based business</u> (HBB) is a business that invites clients to the residence. This HBB requires notification to adjacent properties with a 21 day appeal period.</li> <li>- 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.</li> <li>- Up to 10 clients per day are permitted at this business</li> <li>- Business License Applications are to be made to <a href="mailto:businesslicense@beaumont.ab.ca">businesslicense@beaumont.ab.ca</a> <a href="https://www.beaumont.ab.ca/840/Business-Licence-Details-and-Resources">https://www.beaumont.ab.ca/840/Business-Licence-Details-and-Resources</a></li> </ul>	<p>\$58.00 +\$116.00 notification fee***</p>	N/A	<p>Information on Business License Fees can be found: <a href="https://www.beaumont.ab.ca/840/Business-Licence-Details-and-Resources">https://www.beaumont.ab.ca/840/Business-Licence-Details-and-Resources</a> The Business License Bylaw 1010-22 can be found here: <a href="https://www.beaumont.ab.ca/DocumentCenter/View/7009/Business-Licence-Bylaw-1010-22-?bidId=">https://www.beaumont.ab.ca/DocumentCenter/View/7009/Business-Licence-Bylaw-1010-22-?bidId=</a></p>	<b>\$174.00</b>
<b>Minor Home Based Business</b>	<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"> <li>- A <u>minor home based business</u> would be telephone and office only and does not require notification of adjacent properties</li> <li>- No client visits are permitted to the business</li> </ul>	\$58.00	N/A	<p>Information on Business License Fees can be found: <a href="https://www.beaumont.ab.ca/840/Business-Licence-Details-and-Resources">https://www.beaumont.ab.ca/840/Business-Licence-Details-and-Resources</a> The Business License Bylaw 1010-22 can be found here: <a href="https://www.beaumont.ab.ca/DocumentCenter/View/7009/Business-Licence-Bylaw-1010-22-?bidId=">https://www.beaumont.ab.ca/DocumentCenter/View/7009/Business-Licence-Bylaw-1010-22-?bidId=</a></p>	<b>\$58.00</b>

\* Based on Construction Value

\*\*\* Discretionary Use

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee
<b>Stoves/Fireplace - Wood Burning</b>	A building permit is required for all factory built (metal) fireplaces, fireplace inserts, stoves, ranges, space heaters and solid fuel appliances (wood burning stove or pellet stove).	N/A	\$175.00	\$7.00**	<b>\$182.00</b>
<b>Swimming Pool</b>	Swimming pool means a structure, basin or tank containing an artificially created pool of water that is used for swimming, recreation, bathing, etc.  <ul style="list-style-type: none"> <li>- Requires development and building permits</li> <li>- The entire area of a swimming pool shall be protected by a fenced enclosure</li> </ul>	\$58.00	Min. \$300.00*	Min. \$12.00**	<b>Min. \$370.00</b>
<b>Solar Panels</b>	The installation of Solar Panels on the exterior of a structure.  <ul style="list-style-type: none"> <li>- Requires an electrical permit</li> </ul>	N/A	\$175.00	\$7.00**	<b>\$182.00</b>
<b>Towers, Flag Poles, etc.</b>	Towers, flag poles and other poles over 4.5 metres in height from grade in all land use districts (except the industrial district) will require a development permit.  <ul style="list-style-type: none"> <li>- No permits are required for small satellite dishes (under 1 metre in diameter).</li> </ul>	\$58.00	N/A	N/A	<b>\$58.00</b>

\* Based on Construction Value

\*\*4% of Building Permit

## New Residential Dwellings

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Damage Deposit	Street Cleaning	Total Fee
<b>New Primary Dwelling Unit</b>	<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> <p>- All Builders/Owners/General Contractors 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. Contact <a href="mailto:businesslicense@beaumont.ab.ca">businesslicense@beaumont.ab.ca</a></p>	\$175.00	Min. \$1076.00  (Fees based on calculation of \$7.17/m <sup>2</sup> )	Min. \$43.04	\$3000	\$84.00	<i>To calculate fees for your specific project, please see our <a href="#">Home Builder Package</a> which calculates in accordance to your square footage (m<sup>2</sup>)</i>
		<b>Construction Water</b>	<b>Lot Grading Fee</b>	<b>Sidewalk Inspection</b>	<b>Water Meter</b>		
		Min. \$150  (10% of Building Permit Fee)	\$172.00 +GST	\$206.00 +GST	\$939.60 +GST		



## Non-Residential Permits

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Total Fee
<b>Commercial Storefront (In Beaumont) Additions/ Renovations/ Alterations</b>	A local commercial space within the city limits of Beaumont. The retail space must comply with the <i>Land Use Bylaw</i> and building code regulations and be granted occupancy before a business license will be issued.	Min \$175*  + notification Fee (at cost) ***	Min. \$300.00*	Min. \$475.00

\* Based on Construction Value

\*\*4% of Building Permit

\*\*\* Only applicable if it's a Discretionary Use

## 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
<b>Awning / Canopy Sign</b>	Awning / canopy sign means signs which are applied to the face, valance or sides of an awning or canopy. Awnings and canopies are generally located on the ground floor to provide pedestrian protection and to shade display windows.	\$116.00  + notification fee (at cost) <sup>***</sup>	N/A	N/A	<b>Min. \$116.00</b>
<b>Electronic Sign</b>	Electronic sign means a sign, often also a freestanding sign, that is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.	\$116.00  + notification fee (at cost) <sup>***</sup>	N/A	N/A	<b>Min. \$116.00</b>
<b>Entry/Directional Sign</b>	Entry / directional sign means signs located on a lot to identify an entrance, exit, or area for the purpose of directing pedestrians and / or vehicles.	\$116.00  + notification fee (at cost) <sup>***</sup>	N/A	N/A	<b>Min. \$116.00</b>
<b>Fascia or Wall Signs</b>	Fascia / wall sign means a sign that is mounted flush to a store front 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 sign board.	\$116.00  + notification fee (at cost) <sup>***</sup>	N/A	N/A	<b>Min. \$116.00</b>

<sup>\*\*\*</sup> Only applicable if it's a Discretionary Use

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee
<b>Freestanding Signs</b>	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.	\$116.00 + notification fee (at cost) <sup>***</sup>	N/A	N/A	<b>Min. \$116.00</b>
<b>Neighbourhood Identification Sign</b>	Neighbourhood identification sign means signs which contains only the name of the neighbourhood or subdivision area and may contain symbols or logos or both, related to the name	\$116.00 + notification fee (at cost) <sup>***</sup>	N/A	N/A	<b>Min. \$116.00</b>
<b>Painted Wall Sign</b>	Painted wall sign means a sign painted on a wall that can be part of a mural and shall be directly related to the use or development in the building.	\$116.00 + notification fee (at cost) <sup>***</sup>	N/A	N/A	<b>Min. \$116.00</b>
<b>Portable Sign</b>	Portable sign means a sign mounted on a structure which is not permanently or structurally affixed to the ground, and is typically designed for the display to be rearranged, and which is capable of being readily moved from place to place. A portable sign does not include a special events sign.	\$116.00 + notification fee (at cost) <sup>***</sup>	N/A	N/A	<b>Min. \$116.00</b>
<b>Projecting Sign</b>	Projecting sign means signs which are mounted on a building primarily for pedestrians and extend perpendicular to the building façade. Projecting signs are mandatory for all lodging, business, and commercial uses in the Main Street District, the Commercial District and the Integrated Neighbourhood District.	\$116.00	N/A	N/A	<b>\$116.00</b>

<sup>\*\*\*</sup> Only applicable if it's a Discretionary Use

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee
<b>Special Events Signs</b>	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.	\$116.00	N/A	N/A	\$116.00
<b>Window Sign</b>	Window sign means signs which are placed, painted or applied on the inside or outside of a display window to advertise products, can be read by pedestrians or by slow moving vehicles, and does not include general information about business operations.	\$116.00	N/A	N/A	\$116.00

\*\*\* Only applicable if it's a Discretionary Use

#### 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
<b>Existing Without Permits</b>	<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><b>Double the regular development and building permit fee</b></p> <ul style="list-style-type: none"> <li>- Safety Code fee are not double</li> </ul>
<b>Fast Track House Permit (For Single Family Dwelling only)</b>	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><b>\$788 per permit application</b></p> <p><b>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.</b></p>
<b>Re-inspection</b>	<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"> <li>- No address on site, building or suite as applicable;</li> <li>- Inspector unable to access the building after having been requested to inspect;</li> <li>- Project not ready for inspection after a request for inspection has been made;</li> <li>- Previously identified deficiency has not been corrected after a request for inspection has been made</li> </ul>	<p><b>First occurrence on the property: \$275</b></p> <p><b>Subsequent occurrence on the same property: \$550</b></p>
<b>Building Permit Extension Fee</b>	<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>	<b>50% of the original building permit or \$175.00, whichever is greater.</b>
<b>Expired Building Permit Fee</b>	<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>	<b>50% of original building permit fee only</b>

## Compliance Certificates

Application Type	Explanation	Residential	Non-Residential
<p><b>Compliance Certificate - Single Detached, Semi-Detached, Duplex</b></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"> <li>- Rush service compliance certificates will be completed in three working days, excluding the day it was received.</li> </ul>	<p>Regular Service: \$144</p> <p>Rush Service: \$288</p>	<p>Regular Service: \$288</p>

## Electrical, Plumbing and Gas Permits

Electrical, plumbing and gas permits can be obtained 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
<b>Electrical Permit</b>	An electrical permit is required for any renovations or new construction that involves any electrical work. <ul style="list-style-type: none"><li>- Examples include: garages, basements, hot tubs, electric fireplaces</li></ul>
<b>Gas Permit</b>	A gas permit is required for any renovations or new construction that involves any gas work. <ul style="list-style-type: none"><li>- 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</li></ul>
<b>Plumbing Permit</b>	A plumbing permit is required for any renovations or new construction that involves any plumbing work. <ul style="list-style-type: none"><li>- Examples include: new bathroom, installation of a backflow preventer, installation of a backwater valve</li></ul>

For a full list of fees, please see the [Fees and Charges Bylaw](#) for each trades-specific fee.

