

IMPORTANT INFORMATION - ENSURE YOU READ!

Updated: 2024-11-05

INSPECTION STAGES

The property owner, builder or contractor shall arrange for the following inspections as indicated below:

| | |
|----------|--|
| STAGE 1 | Sidewalks, curb & gutter inspections <i>must take place prior to construction</i> |
| STAGE 2 | Service Connection Inspection - Part 1 (water and sewer installation). Before any work or inspection is to take place a permit must be granted |
| STAGE 3 | Foundation and weeping tile inspection prior to backfilling |
| STAGE 3A | Service Connection Inspection - Part 2 (storm installation). Will be inspected up to foundation wall, including riser |
| STAGE 4 | Framing prior to insulating. (HVAC is done at the framing or insulation stage) |
| STAGE 5 | Insulation inspection prior to drywalling. Additional inspections may be required i.e. basement, hydronic floor heating etc. |
| STAGE 6 | Garage Insulation inspection prior to drywalling. Hydronic heating rough in prior to pouring concrete floor or covering |
| Stage 6A | Book your water meter installation Book final electrical, plumbing & gas inspections |
| STAGE 7 | Final Building Inspection <u>MUST BE COMPLETED PRIOR TO MOVE IN</u> Ensure Water meter is installed and Electrical, Plumbing & Gas permits closed. |
| STAGE 8 | PERMIT SERVICES REPORT: OCCUPANCY is not granted until this final report is issued by the City of Beaumont. Occupying prior to this report may result in fines. |
| STAGE 9 | Lot Grading: Rough Grade and Final Grade Inspection, cc valve, address numbers and condition of municipal sidewalk & curb. See page 5 of this pamphlet for more information. |



CONTACT INFORMATION & IMPORTANT PHONE NUMBERS



City of Beaumont
5600 - 49 Street
Beaumont, AB T4X 1A1
Phone: (780) 929-8782
Email: development@beaumont.ab.ca

Hours of Business:
Monday - Friday
8:30 am - 4:30 pm

All city offices are closed
on statutory holidays

| | |
|--------------------------------|---|
| City Administration Office | 780-929-8782 |
| City Administration Office Fax | 780-929-3300 |
| Municipal Enforcement | 780-929-7435 |
| Public Works | Email: waterandwastewater@beaumont.ab.ca Phone: 780-929-4300 |
| Building Inspector | Email: buildinginspection@beaumont.ab.ca Phone: 780-929-8782 |
| Development Officers | Email: development@beaumont.ab.ca Phone: 780-929-1354/1355 |
| Lot Grading Inspector | Email: lotgrading@beaumont.ab.ca |
| Inspections Group | 780-454-5048 |
| AFTER HOURS CITY EMERGENCY | 780-955-7778 |

FRANCHISE UTILITIES

Builders are advised to contact the franchise utility offices, listed below, early in the construction process to ensure services will be available from the property line to the structure when needed.

| | |
|------------------------------|--|
| Telus | 780-310-2255 |
| AltaGas | 1-866-222-2067 |
| Fortis Alberta | 780-310-9473 |
| Alberta First Call | 1-800-242-3447 |
| Shaw Cable | 1-866-344-7429 (1-866-IGSHAW) |
| Shaw Cable Emergency locates | 780-490-3584 or www.digshaw.ca |

This information contained in this brochure is in no way meant to be interpreted as a substitution to any Provincial Code or City Bylaw. Should you require further assistance, please call the phone numbers provided.



PERMITS

Do you have all the permits you need?

Are you doing any additional development or building to the house you are constructing? Finishing the basement, or building a deck, may need additional permits, email the City before you start at development@beaumont.ab.ca

Development permit: A document permitting a specific type of development on a specific parcel of land assuring conformance with zoning development regulations under the Land Use Bylaw and its effect on adjacent property.

Building permit: Addresses how the building is safely constructed with respect to life safety, structural integrity, property protections, use and occupancy.

Other Permits:

- Service Connection Permit: www.beaumont.ab.ca/579/Service-Connection-Permit
- Water Meter Request Permit: <https://www.beaumont.ab.ca/578/Water-Meters>

OTHER INSPECTIONS: Underground, Electrical, Gas, Plumbing



City of Beaumont contracts Inspections Group to provide permits & inspections for underground electrical, plumbing, electrical & gas installations.

- Underground electrical permits are required when installing services to the home and inspected prior to backfilling.
- Rough-in & final inspection required for electrical & plumbing. Final Inspection required for gas.
- Book inspections through Inspections Group at 780-454-5048

TEMPORARY HEAT PERMITS ARE REQUIRED

- Apply for Temporary heat permits through Inspections Group
- Bottles must be on a solid base
- Hoses must be approved and have a CSA Stamp
- Heaters must be approved and have a CSA Stamp

BUILDING PERMIT CONDITIONS

Read Plan Examination Report (attached to Permit Application) prior to starting construction

1. Permit is valid for one (1) year from date of issuance.
2. If unstable soil conditions exist after excavation, the property owner, builder or contractor as the case may be, must provide an Engineer approved foundation design to adequately support the structure for existing soil conditions BEFORE further construction commences.
3. Minimum ground cover for foundation is 1.2 m otherwise submit approved engineering design to Building Inspector.
4. All construction methods and materials as per the latest edition of the Alberta Building Code Regulations.
5. Service Connection (Water and Sewer) Contractors must be licensed by the Provincial Government.
6. Eavestroughing is not to be connected to sanitary sewer.
7. Sump Pump required and service lines to be installed and connected to third pipe storm sewer line. DO NOT connect weeping tile to sanitary sewer.





FIRE SAFETY PLAN

To aid in preventing injury and fires in and around construction sites, a Fire Safety Plan is needed for construction, renovation or demolition sites. Plans must be posted at the site and employees are expected to be trained in how to follow the plan. Call Beaumont Fire Department 780-929-6185 for more information.

CONSTRUCTION WATER

For connection of construction water, contact Public Works 780-929-4300 for a water turn on request. CC valve must be located, accessible & operational. Builder must be present for water service to be turned on.

WATER METER

Full details of the Water Meter Request Permit, including water meter setting drawings, can be found at <https://www.beaumont.ab.ca/578/Water-Meter>

Water Meter(s) must be installed prior to requesting an Occupancy Inspection. Occupancy will not be granted unless a water meter is installed. To have a water meter installed, a **Water Meter Request Permit** must be completed and submitted to Beaumont Public Works. Permits must be submitted in advance of occupancy:

- Thirty (30) days for Commercial, Industrial and Multi-family installs,
- Fifteen (15) days for Single Family Residential, Condominiums and Row/Townhouses

Once a water meter is installed the builder must set up a utility account in the builder's name. Once the house is sold, the builder must notify the City (780-929-1351) for disconnection of water in their name. Once house is occupied, resident must contact the City to set up a water account (780-929-1351).

Reminder: Any water consumption recorded on water meter before the occupancy date will not be charged to the builder. It is considered construction water. The construction water charge builders pay at time of building permit application covers this usage.

SERVICES

All Water & Sanitary Sewer and Storm Sewer Connections will require a Permit before work can begin. This will be called a **Service Connection Permit**.

Permit application must be submitted a minimum of **five (5) business days** before the Contractor intends to begin installation

There will be two options for inspections:

- City of Beaumont Inspection, or
- Quick-Trench Program Inspection

The City of Beaumont Inspection will now be completed in a **two part inspection**.

- Water and Sanitary Sewer to be inspected initially before the foundation inspection.
 - A portion of the Storm Sewer may also be inspected at this time as well.
 - Storm inspection will be fully completed after foundation inspection.
 - Storm connections will be inspected and documented up to riser at foundation.
 - Full details of the Service Connection Permit and Standards and Guidelines can be found online at www.beaumont.ab.ca/579/Service-Connection-Permit
-

EPOXY COATED SERVICE BOXES

All service box "cc" valves are to be checked by City staff prior to the start of construction. If a defective service box is noted at the time of inspection, the builder is to contact the Developer or the City to have cc replaced/repaired.



NOISE ABATEMENT

NOISE ABATEMENT BYLAW 642-05 STATES:

"No person within the City shall: Between 2300 hours of one day and 0700 hours of the next day Monday through Friday, 2200 hours of one day and 0800 hours on Saturdays, and 2200 hours of one day and 0900 hours on Sundays and statutory holidays, operate any engine or motor-powered machine used for snow removal, gardening, landscaping or on lawns, in such a manner as to create undue noise."

REQUIREMENTS FOR DAMAGE DEPOSIT REFUND

1. All Building, Underground Electrical, Plumbing, Electrical & Gas inspections completed with no deficiencies and Final/Occupancy has been given.
2. Driveway or off-street parking provided for 2 cars (hard surface).
3. C.C. valve adjusted to finished grade and operational.
4. Sidewalk, curb and gutter inspection completed.
5. Proper installation of third pipe connection is made. (where applicable).
6. Grading Certificate approved by the City.

NOTE:

- Sidewalks, curbs, gutters, lanes & other surface utilities must be completely clean of snow, soil & other debris, before inspection.
- Only City approved contractors can repair damaged concrete panels. Do not hire a private contractor as their work will be removed and replaced, and an invoice for work will be sent out.

LOT GRADING

Contact Lot Grading by Emailing: lotgrading@beaumont.ab.ca

Rough Grading - The City of Beaumont requires homeowners to have rough grade certification before proceeding with topsoil. Rough grade is achieved by the homebuilder and once it has been completed and approved by the City, the homeowner will be mailed an approved rough grading certificate along with a letter of approval. This certificate needs to be used as a guideline when applying topsoil and cannot be deviated from. Rough grading inspection fee was paid when you applied for your Building Permit.

Final Grading Process – Final grade approval is the responsibility of the homeowner and must be initiated within one year of the rough grade approval date. Once topsoil has been put down, a final grade certificate and final grade inspection fee (see current fees & charges) must be submitted to the City for approval, failure to do so will result in fines in accordance with Surface Drainage Bylaw 732-08.

Note: No dumping of clay, concrete or other materials on vacant lots!

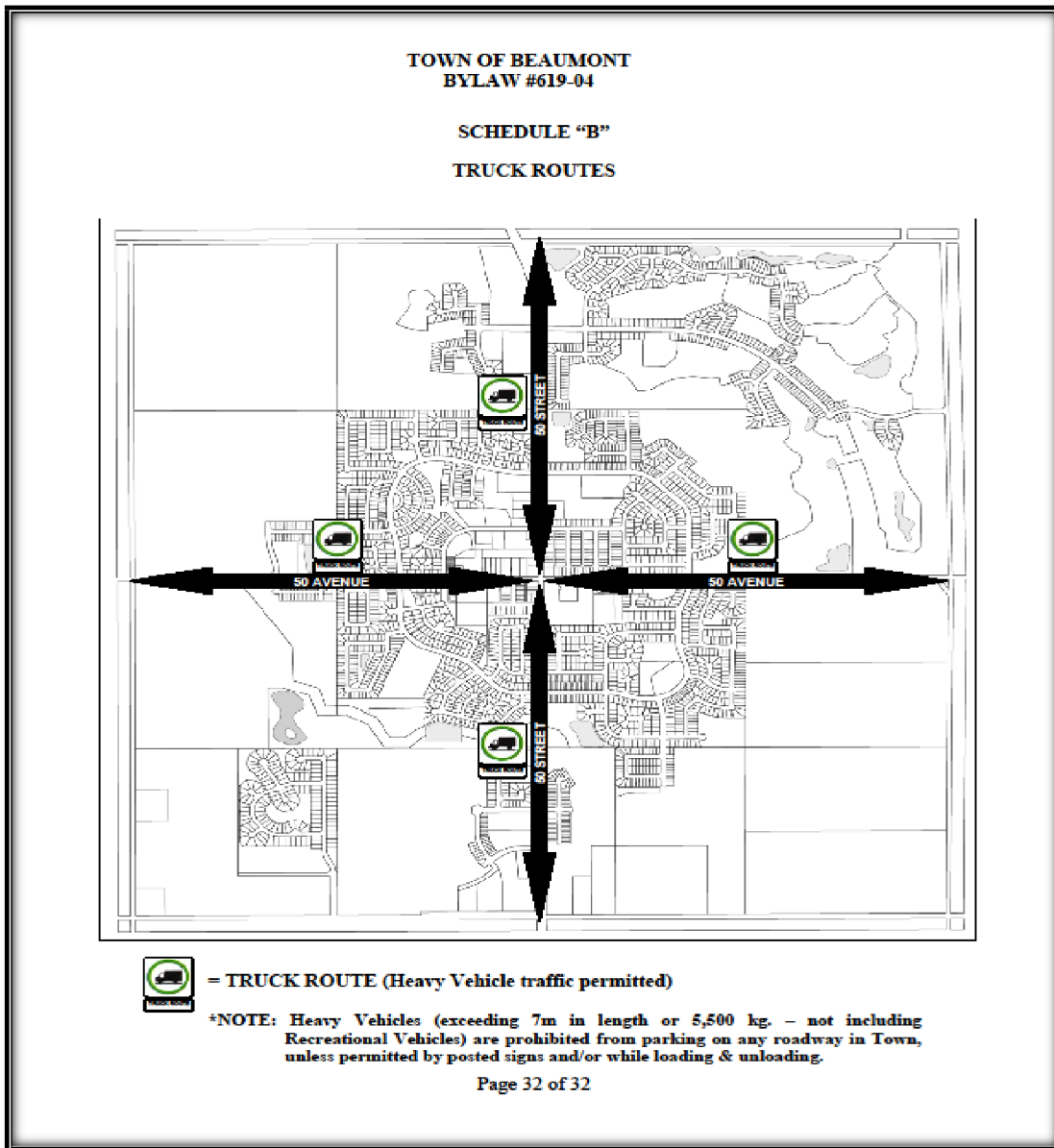


APPROVED TRUCK ROUTES



TRUCK ROUTE BYLAW 619-04

1. Vehicles going to active construction zones should enter and exit via designated roadways as shown on the map below. This applies to all construction vehicle traffic including trucks hauling materials, concrete, sub-contractors, debris etc. Construction traffic should avoid traveling through fully developed areas.
2. Please restrict construction traffic to the hours set out in the Noise Abatement Bylaw 642-05.



SITE CLEANLINESS

You are responsible for maintaining a safe and tidy job site. The City receives complaints from residents regarding construction debris blowing onto their properties from untidy sites and messes. The Land Use Bylaw addresses this concern and reads as follows:

LAND USE BYLAW 944-19 Section 5.27 STATES:

- 5.27.1 All sites must be kept clean of all construction waste and all other waste (the “debris”) by removing or containing the debris in a manner satisfactory to the Development Authority.
- 5.27.2 Failure to keep the sites clean of debris is an offence under *Our Zoning Blueprint*. The Peace Officers may issue offence tickets to any person who has committed or is committing an offence respecting this infraction and may be subject to the following penalties:
- First offence – a written warning or a stop work order shall be issued, and a bin will be required onsite;
 - Second offence (on same lot) – a minimum fine of \$1,000.00 and a stop work order shall be issued;
 - Third (and Subsequent) offence(s) (on same lot) – a minimum fine of \$5,000.00 and a stop work order shall be issued.
- 5.27.3 It is the responsibility of the owner to ensure that the site is kept clear of all debris.

[Keep your site safe and clean of construction debris and avoid receiving a stop work order](#)



STREET AND SIDEWALK

Builders are responsible to ensure that excessive mud is not tracked onto the street from their construction site. Your attention to this matter is appreciated by the residents. On the issue of mud, dirt and debris on streets the following shall apply:

- Builders are responsible for keeping sidewalks clear of mud, debris and dirt in order for pedestrians to use the sidewalk safely;
- Builders are responsible for keeping the roadway clear of mud, debris and dirt originating from your construction.



STOP ORDERS

Avoid one on your Construction Site



What is a Stop Order?

A Stop Order posted on your construction site means ALL work must stop except for the cleaning of the construction debris and garbage, an inspection is carried out, and the Stop Order is removed by a City Official.

Avoid a Stop Order – Keep your site clean!!
Land Use Bylaw 944-19 Section 5.27 Site Cleanliness

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Planning & Development Branch, Building Inspections Department and / or Public Works for assistance, as the City of Beaumont accepts no responsibility to persons relying solely on this information.

