

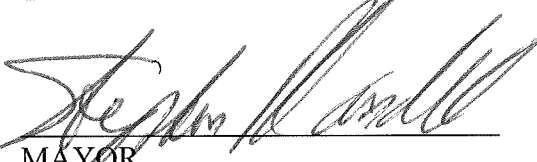
THE CITY OF EDMONTON
BYLAW 15933
SUSTAINABLE DEVELOPMENT FEE AMENDING BYLAW, 2012

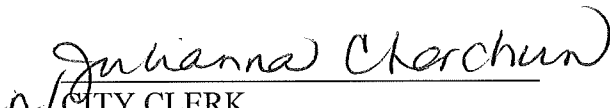
Edmonton City Council enacts:

- 1 The following bylaws are amended by this bylaw:
 - (b) Bylaw 8664, The Edmonton Building Permit Bylaw;
 - (c) Bylaw 11004, The Mechanical Permits Bylaw; and
 - (d) Bylaw 12513, City Streets Development Control Bylaw.
- 2 Bylaw 8664, The Edmonton Building Permit Bylaw, is amended as follows:
 - (a) Schedule A, Building Permit Fees, is repealed and replaced with the attached Schedule A, Building Permit Fees; and
 - (b) Schedule C, Hoarding Agreement, is amended by repealing Schedule C to the Hoarding Agreement (Hoarding Rental Fees) and replacing it with the attached Schedule C to the Hoarding Agreement (Hoarding Rental Fees).
- 3 Bylaw 11004, The Mechanical Permits Bylaw, is amended as follows:
 - (a) Schedule A, Gas Permit Fees, is repealed and replaced with the attached Schedule A, Gas Permit Fees;
 - (b) Schedule B, Plumbing Permit Fees, is repealed and replaced with the attached Schedule B, Plumbing Permit Fees; and
 - (c) Schedule C, Heating, Ventilation and Air Conditioning Permit Fees, is repealed and replaced with the attached Schedule C, Heating, Ventilation and Air Conditioning Permit Fees.
- 4 Bylaw 12513, City Streets Development Control Bylaw, is amended as follows:
 - (a) Schedule B, Application and Encroachment Fees, is repealed and replaced with the attached Schedule B, Application and Encroachment Fees.
- 5 This bylaw comes into force on January 1, 2012.

Read a first time	13 th	day of	December	,A. D. 2011;
Read a second time	13 th	day of	December	,A.D. 2011;
Read a third time	13 th	day of	December	,A.D. 2011;
SIGNED AND PASSED	13 th	day of	December	,A.D. 2011;

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK

THE EDMONTON BUILDING PERMIT BYLAW

BYLAW NO. 8664

**SCHEDULE "A"
BUILDING PERMIT FEES**

EFFECTIVE JANUARY 1, 2012

1. GENERAL INFORMATION REGARDING FEES

- (a) The Director may determine the construction value of a project for the purpose of establishing the fees payable hereunder. The construction value shall include any applicable sales taxes, goods and services taxes and value added taxes. The Director may require the applicant to submit executed contracts to establish this construction value.
- (b) If the initial plans submitted pursuant to Article 6.3 are not satisfactory to the Safety Codes Officers and revised plans are required, there may be an additional fee charged for all subsequent re-examination of such plans.
- (c) In the event that any construction, addition, alteration, repair, reconstruction, use, occupancy relocation, removal, demolition, excavation or hoarding has been commenced prior to a permit being obtained, the Safety Codes Officer may charge double the regular fees for the permit.

2. COMMERCIAL AND MULTI FAMILY RESIDENTIAL BUILDING PERMITS

- (a) For each \$1,000.00 of construction value:\$9.80
- (b) Minimum fee:\$146.00

3. OTHER FEES

- (a) Outstanding Orders Search - per building file.....\$88.00
- (b) Occupant Load Certificates (Article 3).....\$74.00
- (c) Commercial and Industrial Building Interior Alterations - Any interior alterations which a Safety Codes Officer has detected having been started without an application for a permit being made to Development Compliance Branch will be assessed a fee of \$361.00 plus double the regular building permit fee for the project.
- (d) Extra Inspection – a fee of \$216.00 shall be assessed for every re-inspection required as a result of any of the following:
 - (i) no address on site, building or suite as applicable;
 - (ii) inspector unable to access the building after having been requested to

- inspect;
- (iii) project not ready for inspection after a request for inspection has been made;
 - (iv) previously identified deficiency has not been corrected after a request for inspection has been made; or
 - (v) approved plans not on site after a request for inspection has been made.

4. SINGLE FAMILY AND RESIDENTIAL ACCESSORY BUILDING PERMITS

(a) New Single Detached Houses

FLOOR AREA (See *Notes 1 to 3)	BUILDING PERMIT FEE (including Mechanical Components)
951 – 1050 sq. ft.	\$1,022
1051 – 1150 sq. ft.	\$1,151
1151 – 1250 sq. ft.	\$1,213
1251 – 1450 sq. ft.	\$1,358
1451 – 1650 sq. ft.	\$1,467
1651 – 1850 sq. ft.	\$1,578
1851 – 2050 sq. ft.	\$1,737
2051 – 2250 sq. ft.	\$1,846
2251 – 2500 sq. ft.	\$1,978
2501 – 3000 sq. ft.	\$2,260
3001 – 3500 sq. ft.	\$2,547
3501 – 4000 sq. ft.	\$3,056
4001 – 4500 sq.ft.	\$3,666
4501 – 5000 sq. ft.	\$4,399
5001 – 5500 sq. ft.	\$5,279
5501 – 6000 sq ft.	\$6,335
Over 6000 sq. ft.	\$7,597

*Notes:

1. Applies to main and second floor areas only. Developed basements not included in floor area.
2. This schedule is for standard wood frame construction only. Other types of construction (concrete or steel) will require a construction value to be submitted.
3. Determination of the first floor per definition in the Alberta Building Code; “First Story - the uppermost story having its floor level not more than two (2) meters above grade.”

(e) Additions and Alterations to Single Detached Houses

VALUE OF CONSTRUCTION	Permit FEE
\$0 - \$5,000	\$88
\$5,001 - \$10,000	\$128
\$10,001 - \$25,000	\$250
\$25,001 - \$50,000	\$465
\$50,001 - \$100,000	\$903
Over \$100,000	\$1,760

(f) Flat Rate Residential Per mit Fees

TYPE OF CONSTRUCTION	Permit FEE
Uncovered Decks, Hot Tubs & Swimming Pools, Single Family House Demolition, Mobile Home Move On	\$88
Detached Garages	\$88

(g) Minimum Residential Fee or Sign Permit fee.....\$88

SCHEDULE "C"**to the Hoarding Agreement**Hoarding Rental Fees

Fees are payable for each month, or part thereof, that the hoarding exists, and are payable on the 1st day of each month. The fees shall be calculated as follows:

- (a) If the hoarding does not project onto road surface, \$4.78 for each lineal metre of right-of-way occupied by the hoarding between the property line and the edge of the surface of the roadway; or
- (b) If the hoarding projects no more than 2.4 metres from the edge of the road, \$3.74 per square metre of road surface occupied by the hoarding to maximum projection of 2.4 metres from the edge of the road plus the amount identified in subsection (a) of Schedule "C"; or
- (c) If the hoarding projects more than 2.4 metres from the edge of the road, \$14.62 per square metre of road surface occupied by the hoarding which projects further than 2.4 metres from the edge of the road, plus the amount identified in subsections (a) and (b) of Schedule "C"; or
- (d) If the hoarding projects no more than 1.5 metres onto a lane, \$3.74 per square metre of lane surface occupied by the hoarding to a maximum projection of 1.5 metres from the property line; or
- (e) If the hoarding projects more than 1.5 metres onto a lane, \$14.62 per square metre of lane surface occupied by the hoarding which projects further than 1.5 metres from the property line plus the amount identified in subsection (d) of Schedule "C".

For the purposes of this Schedule, the road surface shall include the sidewalk.

THE MECHANICAL PERMITS BYLAW**BYLAW 11004****SCHEDULES "A, B and C"
MECHANICAL PERMIT FEES
Effective January 1, 2012****SCHEDULE "A"****GAS PERMIT FEES****1. GENERAL INFORMATION REGARDING FEES**

- (a) The Director may determine the construction value of a project for the purpose of establishing the fees payable hereunder. The construction value shall include any applicable sales taxes, goods and services taxes and value added taxes. The Director may require the applicant to submit executed contracts to establish this construction value.

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, fire alarm and detection systems 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).

but does not include:

- Landscaping,
 - Parking lots on grade,
 - Curbs, access roads, sidewalks or other site development not related to the building structure,
 - Furnishings or appliances or other non-fixed appurtenances,
 - Window coverings,
 - Mechanical process equipment that is not required for building services or regulated by the Safety Codes Act,
 - Temporary service connections such as power for contractor use,
 - Insurance or bonding,
 - Interim financing,
 - Permit fees,
 - Professional consulting fees.
- (b) If the initial plans submitted are not satisfactory to the Safety Codes Officers and revised plans are required, there may be an additional fee charged for all subsequent re-examination of such

plans.

- (c) In the event that any construction, additions, alteration, repair, reconstruction, use, occupancy relocation, removal, demolition, excavation or hoarding has been commenced prior to a permit being obtained, the Safety Codes Officer may charge double the regular fees for the permit.

2. PERMITS FOR SINGLE DETACHED HOUSING

Type of Work – All residential permits issued outside of “House Combo Permit” regardless of scope

Fee.....\$85.00

3. PERMITS FOR DEVELOPMENTS NOT LISTED ABOVE

Construction Value	Permit Fee
\$0 to \$15,000	\$154.00 (1 meter set)
\$15,001 to \$500,000	\$227.00 (1 meter set)
\$500,001 to \$1,000,000	\$304.00 (1 meter set)
\$1,000,001 to \$5,000,000	\$456.00 (1 meter set)
\$5,000,001 +	\$757.00 (1 meter set)

Each additional meter set.....\$40.00

Minimum fee.....\$154.00

Alterations to an individual unit in a multi-dwelling building.....\$85.00

4. OTHER FEES

Extra Inspection fee of \$216.00 shall be assessed for every inspection requested where any of the following items are found to be deficient:

- i. no address on site, building, or suite as applicable;
- ii. inspector unable to access the building, having been called to inspect;
- iii. project not ready for inspection, when inspector has been called to do an inspection; or
- iv. inspection called for where previously identified deficiency has not been corrected.

SCHEDULE "B"**PLUMBING PERMIT FEES**

1. GENERAL INFORMATION REGARDING FEES

- (a) The Director may determine the construction value of a project for the purpose of establishing the fees payable hereunder. The construction value shall include any applicable sales taxes, goods and services taxes and value added taxes. The Director may require the applicant to submit executed contracts to establish this construction value.

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, fire alarm and detection systems 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),

but does not include:

- Landscaping,
 - Parking lots on grade,
 - Curbs, access roads, sidewalks or other site development not related to the building structure,
 - Furnishings or appliances or other non-fixed appurtenances,
 - Window coverings,
 - Mechanical process equipment that is not required for building services or regulated by the Safety Codes Act,
 - Temporary service connections such as power for contractor use,
 - Insurance or bonding,
 - Interim financing,
 - Permit fees,
 - Professional consulting fees.
- (b) If the initial plans submitted are not satisfactory to the Safety Codes Officers and revised plans are required, there may be an additional fee charged for all subsequent re-examination of such plans.
- (c) In the event that any construction, additions, alteration, repair, reconstruction, use, occupancy relocation, removal, demolition, excavation or hoarding has been commenced prior to a permit being obtained, the Safety Codes Officer may charge double the regular fees for the permit?

2. PERMITS FOR SINGLE DETACHED HOUSING

Type of Work – All residential permits issued outside of a “House Combo Permit” regardless of scope

Fee.....\$85.00 per unit

3. PERMITS FOR RESIDENTIAL DEVELOPMENTS NOT LISTED ABOVE (Multi Family):

Type of Work – Any new building, additions and alterations to existing development;

Fee.....\$85.00 per unit

Sewer Permit Fee.....\$85.00 per connection,

Maximum.....\$160.00 per building

4. PERMITS FOR COMMERCIAL/INDUSTRIAL WORK:

Type of Work – Any new building, additions and alterations to existing development.

Fee\$0.47/\$1000 construction value

Minimum fee.....\$154.00

5. OTHER FEES

Extra Inspection fee of \$216.00 shall be assessed for every inspection requested where any of the following items are found to be deficient:

- i. no address on site, building, or suite as applicable;
- ii. inspector unable to access the building, having been called to inspect;
- iii. project not ready for inspection, when inspector has been called to do an inspection; or
- iv. inspection called for where previously identified deficiency has not been corrected.

SCHEDULE "C"**HEATING, VENTILATION AND AIR CONDITIONING PERMIT FEES****1. GENERAL INFORMATION REGARDING FEES**

- (a) The Director may determine the construction value of a project for the purpose of establishing the fees payable hereunder. The construction value shall include any applicable sales taxes, goods and services taxes and value added taxes. The Director may require the applicant to submit executed contracts to establish this construction value.

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, fire alarm and detection systems 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).

but does not include:

- Landscaping,
 - Parking lots on grade,
 - Curbs, access roads, sidewalks or other site development not related to the building structure,
 - Furnishings or appliances or other non-fixed appurtenances,
 - Window coverings,
 - Mechanical process equipment that is not required for building services or regulated by the Safety Codes Act,
 - Temporary service connections such as power for contractor use,
 - Insurance or bonding,
 - Interim financing,
 - Permit fees,
 - Professional consulting fees.
- (b) If the initial plans submitted are not satisfactory to the Safety Codes Officers and revised plans are required, there may be an additional fee charged for all subsequent re-examination of such plans.
- (c) In the event that any construction, additions, alteration, repair, reconstruction, use, occupancy relocation, removal, demolition, excavation or hoarding has been commenced prior to a permit being obtained, the Safety Codes Officer may charge double the regular fees for the permit.

2. PERMITS FOR SINGLE DETACHED HOUSING

Type of Work – All residential permits issued outside of a “House Combo Permit” regardless of scope

Fee\$85.00 per unit

3. PERMITS FOR RESIDENTIAL DEVELOPMENTS NOT LISTED ABOVE

Type of Work – Any new building, additions and alterations to existing development;

Fee\$0.55/\$1000 construction value

Alterations, additions and replacement to existing HVAC

Fee\$85.00 per address or unit

Minimum fee.....\$85.00

4. PERMITS FOR DEVELOPMENTS NOT LISTED ABOVE

Type of Work – Any new building, additions and alterations to existing development.

Fee\$0.55/\$1000 construction value

Alterations, additions and replacement to existing HVAC

Fee\$154.00 per address or unit

5. OTHER FEES

Extra Inspection fee of \$216.00 shall be assessed for every inspection requested where any of the following items are found to be deficient:

- i. no address on site, building, or suite as applicable;
- ii. inspector unable to access the building, having been called to inspect;
- iii. project not ready for inspection, when inspector has been called to do an inspection; or
- iv. inspection called for where previously identified deficiency has not been corrected.

**CITY OF EDMONTON
BYLAW 12513
CITY STREETS DEVELOPMENT CONTROL BYLAW**

**SCHEDULE "B"
APPLICATION AND ENCROACHMENT FEES**

Effective January 1, 2012

A.1 APPLICATION FEES

- A.1.1 Application fee for circulation of encroachment permission request to Civic Departments, utility companies and any other related parties, as well as the preparation of Encroachment Agreements:
- A.1.1.1 For encroachments which do not protrude into the City Lands by more than 0.05 meters and are covered by a Letter of Consent rather than an Encroachment Agreement..... No Charge
- A.1.1.2 For applications that do not require circulation to Civic Departments, utility companies or any other related parties..... \$300
- A.1.1.3 For all other applications..... \$500
- A.1.1.4 For pedways with a gross floor area up to 500 m² (5381.95 sq. ft.)
..... \$600
Plus, for each additional 100 m² (1076.39 sq. ft.) of gross floor area or part thereof \$42

A.2 ENCROACHMENT FEES

- A.2.1 Encroachments onto Easements.....\$50
- A.2.2 For proposed aerial encroachments that do not have structural supports beyond the property line of the Owner's Land and are designed to provide significant weather protection for pedestrians on the City sidewalk below, or projecting signs \$50
- A.2.3 For Encroachments onto City owned land except those covered in A.2.1 and A.2.2:

- A.2.3.1 For encroachments which do not protrude into the City Lands by more than 0.05 meters and are covered by a Letter of Consent rather than an Encroachment Agreement..... \$100
- A.2.3.2 For those encroachments which do not protrude into the City Lands by more than 0.3 meters and which cover not more than 2 square meters \$100
- A.2.3.3 For those encroachments which do not protrude into the City Lands by more than 0.3 meters and which cover more than 2 square meters but not more than 5 square meters \$333
- A.2.3.4 For those encroachments which protrude more than 0.3 meters into the City Lands and/or which cover more than 5 square meters

Fee equals the assessed value of the Owner's Land, divided by the area of the Owner's Land times the area of the encroachment
- A.2.3.5 The fee in A.2.3.4 may be paid as an annual fee, equal to 10% of the fee calculated in A.2.3.4