

Inspections



Please notify Building Regulations Branch **at least one full working day** in advance for an inspection prior to drywall application.

After your complete building permit application is received, a Safety Codes Officer will examine your plans to ensure that your application complies with the Alberta Building Code. A building analysis is sent to you with your building permit.

Utility Providers

Power.....	Epcor.....	310-4300
Gas.....	Atco.....	424-5222
Water & Sewer....	Strathcona County....	464-8272
Telephone.....	Telus.....	310-2255
Cable.....	Shaw Cable.....	490-3555

Please note: This brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. Strathcona County accepts no responsibility for persons relying solely on this information

For more information

The staff of Planning and Development Services will be pleased to explain the Safety Code regulations and how they may apply to you.

PLANNING AND DEVELOPMENT SERVICES

Strathcona County
Main Floor, County Hall,
2001 Sherwood Drive
Sherwood Park, Alberta
T8A 3W7

Telephone: (780) 464-8080
Fax: (780) 464-8142
Website: www.strathcona.ab.ca

OFFICE HOURS:
MONDAY TO FRIDAY 8:30 a.m. to 4:30 p.m.
E-mail addresses available upon request.

Additional Permits

In addition to the Building Permit, you may also require:

- electrical permits
- **electrical work in dwellings with a common wall must be performed by a master electrician (ie:duplex)**
- plumbing permits (water and sewer, private sewage disposal, and interior plumbing) and /or
- gas permits

Building Permit & Inspection Information Basement Development



Strathcona
County
PLANNING AND DEVELOPMENT
SERVICES

Basement Development

When to apply

A building permit is required for alterations or construction in a dwelling.

What to submit

- Completed building permit application form
- Floor plan showing:
 - Use and dimensions of the proposed rooms (i.e. label family room, bathroom), including area (i.e. sq ft)
 - Details of structural changes
 - Window sizes and locations
 - Location of smoke alarm(s)
- Drawing of window (including frame) showing height, width, and openable area.
- Application fee (see current fee schedule)

Note: The submitted drawings do not have to be professionally drawn however they must include all the required information and must be completely legible to the satisfaction of the reviewing Safety Codes Officer. Additional information may be required by a Safety Codes Officer. *(See reverse of brochure for additional permits that may be required)

Furnace Room

- A door must be provided to each room containing a furnace within a dwelling unit.
- The furnace room must be provided with a means of supplying the required combustion air.

Smoke Alarms



Location requirements:

- There is at least one smoke alarm on each floor level, including basements.
- Each bedroom is protected by a smoke alarm either inside the bedroom or, if outside, within 5m (16'-5") measured following corridors and doorways, of the bedroom door. The distance, measured following corridors and doorways, from any point on a floor level to a smoke level on the same level cannot exceed 15m (49'-3").
- Smoke alarms shall be installed on or near the ceiling.
- Smoke alarms shall be installed by permanent connections to an electrical circuit and shall have no disconnection switch between the overcurrent device and the smoke alarm. Where a smoke alarm is required to be installed in an existing dwelling as a result of development of space for sleeping use it need not be interconnected with existing smoke alarms in the dwelling unit, but if more than one new smoke alarm is required, all new smoke alarms shall be interconnected.

Windows

- Except where a door provides access directly to the exterior, a bedroom shall have a window with a minimum glass area of 5% of the area served.
- The bedroom shall have not less than one outside window openable from the inside and shall provide an unobstructed opening of not less than 0.35m² (3.77ft²) in area. No dimension of the openable portion may be less than 380mm (15"). For example 380mm (15") x 920mm (36") = 0.35m².
- Where a required window opens into a window-well, a clearance of not less than 550mm (22") shall be provided in front of the window. (NOTE: windows are not required in laundry rooms, water closet rooms, basement recreation rooms and unfinished basements).
- It is recommended that the sills of windows intended for use as emergency exits be not higher than 1.5m (5ft) above the floor. Sometimes it is difficult to avoid having the sill higher than this, i.e. windows in basement bedrooms. In this case, it is recommended that the access to the window be improved by some means such as built-in furniture installed below the window.

Exterior Wall Finish

Insulation (a)

- The perimeter of the foundation wall is to be insulated from the top of the wall to a minimum of 600mm (24") below the exterior finished ground level. This insulation is to have a minimum thermal resistance value of RSI 1.4 (R8). Foamed plastic insulation materials can be dangerous when exposed to fire and must be protected by a thermal barrier (i.e. 1/2" drywall).

Vapour barrier (b)

- Shall be installed on the heated side of insulation.

Damp-proofing (c)

- Where a separate interior cladding is applied to an exterior concrete wall which is in contact with the soil, the interior surface of the foundation wall below grade shall be damp-proofed.

