

PLANNING AND DEVELOPMENT SERVICES

Building Permit Fees 2017

RESIDENTIAL – NEW HOMES (SINGLE FAMILY, DUPLEX, TRIPLEX OR TOWNHOUSE)	
Main and second floor	\$ 0.60/sq.ft
Attached garage (if constructing at this time)	\$ 0.15/sq.ft
Basement development (if developing at this time)	\$ 75.00 first 1000 sq. ft +\$0.10/sq. ft over
Foundation (permit to start foundation only)	\$150.00
Manufactured homes/RTM's (mobile or modular w/ CSA & AB Label)	
Without basement	\$120.00
With basement	\$225.00
Existing home relocation without Alberta label (moved on dwelling) (foundation extra)	\$450.00
Variance request for residential buildings listed above *in addition to permit fees	\$150.00*
RESIDENTIAL – RENOVATIONS, ADDITIONS	
Attached garage (addition to existing dwelling)	\$ 0.15/sq.ft
Additions (family room, sunroom etc.) * Minimum Fee \$120	\$ 0.65/sq.ft
Renovations (no added sq. ft) * Minimum Fee \$75	\$ 8.50/\$1000 job value
Basement development	\$ 75.00 first 1000 sq. ft +\$0.15/sq. ft over
Decks (higher than 2 ft and uncovered)	\$ 75.00
Fireplace / wood stove installation	\$ 75.00
RESIDENTIAL – ACCESSORY BUILDINGS (SHEDS, GARAGES)	
Accessory building size *Minimum fee \$75 Maximum \$1000	\$ 0.10 sq. ft*
Hot tub or above ground pool	\$ 75.00
In-ground swimming pool	\$150.00
Family care dwelling (First 1000 sq. ft)	\$150.00
Plus \$0.15 per sq ft over 1000 sq. ft	\$ 0.15/sq.ft
Secondary suite / Garden suite (First 1000 sq. ft)	\$150.00
Plus \$0.15 per sq. ft over 1000 sq. ft	\$0.15/sq. ft
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND RESIDENTIAL (OTHER THAN ABOVE)	
Commercial, industrial, institutional and other residential buildings based on building/construction/job value * Minimum fee \$120.00	\$ 8.50/\$1000 job value*
Unoccupied industrial buildings (sheltering equipment) *Minimum fee \$120.00	\$ 4.25/\$1000 job value*
Temporary Building or Temporary Change in use of Existing Building (eg. tent/trade show)	
Up to 2,500 sq. ft venue	\$125.00
2501 to 10,000 sq. ft venue	\$175.00
Over 10,000 sq. ft venue	\$225.00
Temporary or part 10 manufactured buildings (with label #'s)	
Single Unit	\$120.00
Cluster group *based on construction value or per blg/unit whichever is less	\$ 8.50/\$1000 job value*
Manufactured buildings (with CSA# and Alberta Label#)	\$350.00
Foundation only	\$500.00
CONSTRUCTION WATER (urban service area only)	
Residential (single, duplex, multi-family)	\$250.00 / unit
Commercial/Industrial/Institutional *Maximum fee of \$1250	\$ 2.50/\$1000 building value
SURFACE DRAINAGE INSPECTION	
Single family residence	\$150.00
Duplex (Semi-detached)	\$200.00
Garage/accessory building (permanent foundation)	\$ 75.00
Multi-family for up to 3 units	\$220.00
Each additional ground level unit	\$ 50.00
Commercial/Industrial first landscaped hectare	\$220.00/ha
Each additional landscaped hectare *Maximum fee \$1100	

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MISCELLANEOUS/OTHER	
Sprinkler systems	\$ 75.00 + \$0.65/head
Wet or dry standpipe systems (under separate permit)	\$ 75.00 + \$5.25 per hose connection
Retaining walls (3.3 ft (1m) or higher)	\$ 75.00
Inspection on request (includes daycare) or re-inspection Inspections outside County boundaries	\$180.00 \$180.00 + \$110/hr for time outside the county + Mileage outside the county (based on county's mileage chart)
Failure to call for required inspection *Minimum fee \$180	5% of original fee
Re-submission/re-examination of plans – revisions	\$150.00 or 50% of original fee
Demolition	
Garage or accessory building	\$ 75.00
Dwelling (single, duplex, triplex, townhouse)	\$150.00
Commercial, industrial, institutional, residential (other than above)	\$300.00
Photocopy Fees *Minimum fee \$25.00	\$0.30 / Page
Search for Plans (off-site)	\$100.00
Permit renewal fee	50% of original fee
Penalty for construction prior to permit issuance (application made)	1.5 x original fee
Penalty for construction without permit application	2 x original fee
Variance to commercial, industrial, institutional, and residential (other than single family, duplex, triplex or townhouse) *in addition to applicable permit fees	\$300.00*
ALBERTA SAFETY CODES COUNCIL FEE	
Fee is calculated on the base building permit fee (not including fees paid for surface drainage and construction water) and applies to all building permit applications. Strathcona County is legislated to collect this fee to submit to the Alberta Safety Codes Council.	4% of the permit fee (minimum \$4.50, maximum \$560)

In the event of a discrepancy or for further information and clarification, see the Fees, Rates & Charges Bylaw.