



BEAUMONT

IMPORTANT
Information for your
BASEMENT
RENOVATION
Ensure you Read!
 Updated: 2019-04-02



PERMITS

Do you have all the permits you need?

If you are installing a space designed for commercial use or if you are installing a space for rental income a Development Permit is required.

Development permit: A document permitting a specific type of development on a specific parcel of land assuring conformance with zoning and 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: Electrical, Plumbing, Gas

The City of Beaumont contracts **Superior Safety Codes** to provide permits & inspections for electrical, plumbing & gas installations.



Rough-in & final inspection required for electrical & plumbing. Final Inspection required for gas.

BUILDING PERMIT CONDITIONS

1. **Permit is valid for one (1) year from date of issuance.**
2. All construction methods and materials as per the latest edition of the Alberta Building Code Regulations.

INSPECTION CONDITIONS

To ensure conformity and compliance with the Alberta Building Code, inspections are done by the Building Inspector.

It is the applicant's responsibility to book their inspections.

You will typically have up to three different inspectors visit your residence.

City of Beaumont building inspector	➡	building inspections
Superior Safety Codes inspector	➡	gas/plumbing inspections
Superior Safety Codes inspector	➡	electrical inspections

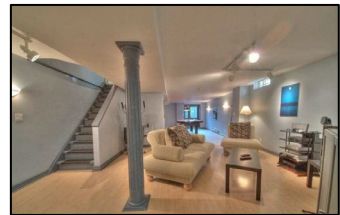
STAGE ONE INSPECTION: FRAMING / INSULATION (PRIOR TO DRYWALL)

- OBTAIN A BUILDING PERMIT FROM CITY OFFICE BEFORE CONSTRUCTION BEGINS
- Framing complete
- Electrical rough-in complete
 - all wire and boxes installed and visible
 - main service installed
 - bonding and grounding complete
 - book your Electrical inspection with Superior Safety Codes.
Call 780-489-4777.
- Plumbing rough-in below grade or above grade complete (prior to covering)
 - all drain or sewer lines installed
 - all drain lines installed
 - all vent stacks installed
 - all water lines installed
 - book your Plumbing inspection with Superior Safety Codes. Call 780-489-4777.
- Install your insulation and vapor barrier
- Book your Framing / Insulation inspection with the City's inspections department.
Call 780-929-1363.



STAGE TWO INSPECTION: FINAL (PRIOR TO OCCUPANCY)

- Hand rails in place
- Smoke alarms / carbon monoxide detectors installed
- Electrical ready for final inspection
 - all load devices and switches installed and operational
 - smoke detectors installed
 - panel labeled
 - book your final Electrical inspection with Superior Safety Codes. Call 780-489-4777.
- Plumbing ready for final inspection
 - all fixtures installed and operational
 - book your final Plumbing inspection with Superior Safety Codes. Call 780-489-4777.
- Gas ready for final inspection
 - all gas piping installed
 - pressure test completed
 - gas meter hung
 - appliances firing
 - book your final Gas inspection with Superior Safety Codes. Call 780-489-4777.
- Flooring, ceiling and doors installation complete
- Drywall and paint complete
- Interior finishing complete
- Other items required to complete your space. *This list is general in nature and will not apply to all renovations. Please refer to your Plan Examination Report and your Site Inspection Report for specific details related to your renovation.*
- Book your Final Building inspection with the City's inspections department. Call 780-929-1363.
After inspection a Site Inspection Report will be EMAILED to the Permit Holder.





Did you know the cost of your building permit includes two inspections carried out by a certified safety codes officer?

BUILDING INSPECTIONS 780-929-1363
A MINIMUM OF 72 HOURS NOTICE IS REQUIRED FOR INSPECTIONS!
Please note: For re-inspection fees see Fees and Charges on City Website

CONTACT INFORMATION & IMPORTANT PHONE NOS.



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

All City offices are closed on statutory holidays

Building Inspector.....780-929-1363
Inspections780-929-1363
Development Officer.....780-929-8782
Superior Safety Codes.....780-489-4777

Fax.....780-929-3300

Development email.....development@beaumont.ab.ca
Building Inspections email.....buildinginspection@beaumont.ab.ca

This information contained in this brochure is published as part of a public information service and has no legal status and cannot be used as an official interpretation or substitution of the various codes and regulations currently in effect to any Provincial Code or City Bylaw. Users are advised to contact the Planning & Development Branch and / or Building Inspections Department for assistance, as the City of Beaumont accepts no responsibility to persons relying solely on this information.