

- Doors in a smoke tight barrier must be a solid-core, wood door at least 45 mm in thickness, and have a self-closing device.
- Under Alberta Law, all dwelling units (including rental units) must have smoke alarms. The Fire Code and Building Code have different codes for different types of buildings. Included in your building permit is a detailed report from a designated building inspector which will explain the specific needs for your specific project.
- Smoke alarms and carbon monoxide alarms are to be interconnected between the additional dwelling unit and the principal dwelling unit.
- Sound adsorbing materials and fire-taped 1/2" drywall are required on the walls and ceilings between the secondary suite and the main swelling including but not limited to common areas & mechanical rooms.
- Additional dwelling units must be provided with independent heating and ventilation system, separate from the main dwelling unit.

For online information on the complete Alberta Building Code requirements please visit the **Alberta Municipal Affairs website**.

Frequently Asked Questions

Am I able to ensure the property I purchase can have an additional dwelling unit before I sign on the dotted line?

A prospective home buyer could make an application for an additional dwelling unit if the registered owner provides written consent to make application. The application process will take a minimum of 4 weeks.

I have a Mother-in-Law Suite. Can I rent it out?

No, you will have to make application for an additional dwelling unit.

Permit applications are accepted Monday to Friday, 8:30 am to 4:30 pm

For further information, please visit www.beaumont.ab.ca or contact

City of Beaumont
Current Planning

5600 49 Street
Beaumont, Alberta T4X 1A1

Phone: 780-929-8782

Fax: 780-929-3300

Email: development@beaumont.ab.ca

Email: buildinginspections@beaumont.ab.ca



This series is published by the City of Beaumont, Planning and Development Division, as part of a public information service.

These pamphlets have no legal status and cannot be used as an official interpretation of the various bylaws, codes, and regulations currently in effect. The City of Beaumont assumes no responsibility to persons relying solely on this information. Pamphlets are updated periodically.

Updated: 2021-02-26



Additional Dwelling Units



CITY OF BEAUMONT
CURRENT PLANNING

Additional Dwelling Units offer an innovative and cost-effective way to increase housing options in Beaumont. Prior to construction, be sure to obtain approvals from Beaumont's Development and Building Safety Codes Services. We're here to help you each step of the way.

Why Do I Need a Permit?

Permits are here for your protection. They ensure the project is built to current safety codes standards, they improve home resale experiences, and they avoid any insurance problems you may encounter.

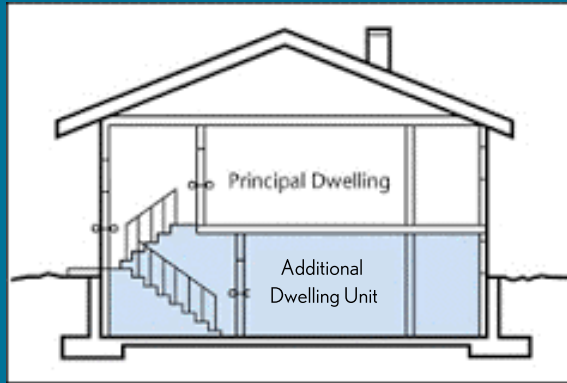
Development Considerations

The first step of any project is obtaining Development approval. Approval is obtained when a Development Officer reviews the submitted site plan and building drawings, and determines that they meet the minimum requirements outlined in the Land Use Bylaw.

A Dwelling Unit is defined as a self-contained living premise with cooking, eating, living, sleeping and sanitary facilities for domestic use by one or more individuals. Additional Dwelling Units can be built as a basement suite, garage suite, garden suite and/or tiny home. These are permitted in most residential areas in Beaumont.

Development requirements for additional dwelling units are:

- A development permit is required for any proposed additional dwelling unit
- One on-site parking stall must be provided per dwelling unit over 75 m²
- The suite must have a separate access either through an entryway from the exterior of the dwelling or through a separate entrance within a common landing.
- Where a dwelling unit is located above a detached garage, windows shall be placed and sized such that they minimize direct views of adjacent lot(s) through one or more of the following:
 - Off-setting window placement to limit direct view into a window of an adjacent site;
 - Strategic placement of windows in conjunction with landscaping features; and/or
 - Placing larger windows to face a lane, flanking public roadway or other dwelling on the same site.



An Additional Dwelling Unit is a dwelling unit containing cooking, sleeping and bathroom facilities separate from the principal dwelling.

Required Permits

Development Permit: will only be issued to the registered owner or agent and it ensures an additional dwelling unit is permitted in the zoning district.

Submission Requirements:

- Floor Plan for the dwelling showing:
 - Separate entrance
 - Proposed rooms
 - Indicate room uses
- Site Plan for the dwelling showing:
 - 1 off-street parking stall per unit
 - location of dwelling unit on lot

Building Permit: will only be issued to the registered owner or agent. An insulation and framing inspection is required prior to drywall and a final inspection is required prior to occupancy.

Submission Requirements:

- Construction Value
- Floor Plan for the suite showing:
 - Proposed rooms
 - Indicate room uses
 - Location of smoke alarm(s)/carbon monoxide alarm(s)
 - Doors - indicate locations, sizes, swing direction

(cont. on next page)

- Windows – indicate locations, sizes
- Separate entrance
- Building Elevation showing:
 - Separate entrance details

Electrical Permit: will only be issued to a licensed master electrical contractor. A rough-in inspection is required prior to drywalling and final inspection is required prior to occupancy.

Plumbing Permit: will only be issued to a licensed plumbing contractor. A rough-in inspection is required prior to drywalling and final inspection is required prior to occupancy.

Gas Permit: will only be issued to a licensed gas installer. A rough-in inspection is required prior to drywalling and final inspection is required prior to occupancy.

Building Considerations

Before heading to the hardware store, we must ensure all proposals for newly permitted dwelling units conform to the Alberta Building Code and Alberta Fire Code.

The following is a brief outline of some applicable building code requirements. **For complete details, consult the Alberta Building Code and the Alberta Fire Code.**

- Minimum ceiling height of 1.95m (6'-5") in living areas.
- Direct exit to the outdoors.
- Egress windows in bedrooms must meet minimum safety requirements.
- Walls and ceiling between additional dwelling unit and principal dwelling unit and around common exits must provide a smoke tight barrier protected by a minimum 1/2" drywall.