

Pre-Construction and Post-Construction Site Inspection Guidelines

Introduction

The City of Beaumont is implementing changes to pre-construction and post-construction site inspection process. This process will be applicable to all properties with Development Permit applications submitted beginning January 1st, 2025. As part of a pilot program, the City will no longer require the \$3000 damage deposit to be paid at the time of submitting Development Permit application. The City will not conduct a pre-construction site inspection; instead, the homebuilder will be responsible for documenting the pre-construction site conditions and findings and supplying it to the Lot Grading department upon request. The City will conduct a post-construction site inspection after the successful completion of the rough grade inspection. The applicant (homebuilder) will be accountable for any damage identified during this inspection. Following this, the City will issue an invoice for the relevant amounts, and the builder will be responsible for settling any charges related to infrastructure damage identified.

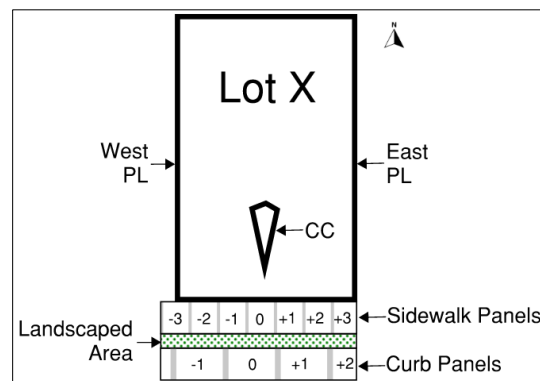
Pre-Construction Site Inspection/Assessment Guidelines:

As a result of the new process, the applicant/homebuilder is responsible for documenting the condition of City infrastructure surrounding the subject property prior to mobilizing or commencing any construction activities on-site. This includes taking original, clear photographs with dates of each sidewalk and curb panels located in front of the subject lot, from one property line to the other. Each Photograph must be genuine, clear and correctly labeled for clarity. The homebuilder is required to retain the records and supply them to Lot Grading if requested upon the completion of post-construction site inspection.

How to correctly identify and label sidewalk/curb panels:

- Locate the property's CC valve and use it as a reference point to label sidewalk and curb panels.
- The sidewalk panel adjacent to the CC valve must be marked as sidewalk panel number "0". All sidewalk panels to the right of CC valve (always facing CC valve) within the particular lot's limits shall be numbered chronologically as +1, +2, +3 etc. All sidewalk panels to the left of CC valve shall be numbered chronologically as -1, -2, -3 etc. All panels must be cleared of debris/snow and clearly visible to view.
- Take pictures of each panel and close-up pictures to display the damage if required.
- Label each panel/picture with the date of picture taken and their respective panel number using the method explained above.
- Repeat the same exercise to record curb panels condition.

Example:



Labelling Sidewalk/Curb Panels

Post-Construction Site Inspection/Assessment Process:

The City will conduct a post-construction site inspection after the successful completion of the rough grade inspection.

The post-construction site inspection includes the following:

- Confirmation of sump-pump overflow discharge pipe installation according to City's requirements.
- CC valve is operational and installed according to the City's requirements.
- Assess sidewalk and curb panel damage.

If there are any deficiencies with the sump pump overflow discharge pipe (Y-pipe) or CC valve, the City will ask the homebuilder to perform repairs and apply for a re-inspection within 60 days of the previous failed inspection. In the event of failing to apply for a re-inspection before the given deadline, the City's Water and Wastewater team will perform the necessary repairs to CC valve and/or Y-pipe and invoice the homebuilder of associated costs.

Sidewalk/curb panel assessment will be conducted once the CC valve and sump pump Y-pipe inspection is accepted. The staff will report on the condition of each sidewalk/curb panel using the same exercise explained in this document above. The assessment may result in three different scenarios listed below:

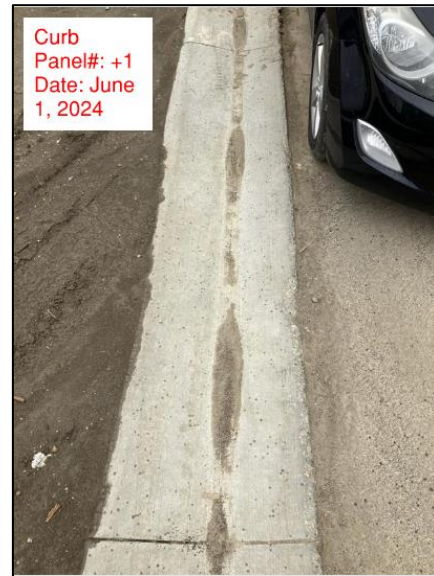
1. **No damage to sidewalk/curb panels** – Lot Grading will issue an inspection report, and the file shall be closed for the subject property.
2. **Damages to sidewalk/curb panels and the subject lot is within a subdivision's FAC maintenance period** - Lot Grading will issue an inspection report, and the file shall be closed for the subject property.
3. **Damages to sidewalk/curb panels and the subject lot is within a subdivision whose FAC has been granted** – Lot Grading will issue an inspection report; the homebuilder may opt to provide the records collected during the pre-construction site inspection/assessment to Lot Grading. The pre-construction site inspection records must be submitted within 14 days of the delivery of the post-construction site inspection report. The City staff may issue a waiver of full or partial penalty funds upon reviewing the pre-construction site inspection records. If the homebuilder fails to prove or provide the records of pre-construction site inspection within 14 days period, the City will invoice the homebuilder of estimated costs to repair sidewalk/curb panel damages.

The homebuilder must pay the funds for the invoice within 30 days of the issuance date. Failure to make the payment within the given deadline may lead to further penalties or potentially revocation of the business license by the City of Beaumont. The file will be closed once the invoiced funds have been received.

For additional inquiries, please contact Lot Grading team at lotgrading@beaumont.ab.ca.

Examples of labelling sidewalk/curb panel pictures:

Sidewalk full panel



Curb full panel



Unacceptable picture -sidewalk panel covered with debris



Unacceptable picture – curb panel covered with debris