

**TOWN OF DRUMHELLER  
BY-LAW 01.12**

Being a By-law of the Town of Drumheller respecting Safety Codes Services.

Council of the Town of Drumheller enacts as follows:

- (1) This By-law may be cited as the "Safety Codes By-law".
- (2) Words used in this By-law shall have the same meaning as ascribed to them in the Safety Codes Act.
- (3) No person shall commence the construction or demolition of any building unless that person is authorized to do so by a permit issued pursuant to the Safety Codes Act, Regulations and this By-law.
- (4) No person shall commence the installation, repair or alteration to any electrical system, gas system, plumbing system or heating/air conditioning system unless that person is authorized to do so by a permit issued pursuant to the Safety Codes Act, Regulations and this By-law.
- (5) Permits may be issued to:
  - (a) A contractor with a current Town of Drumheller business license and those in possession of a certificate of competence in accordance with the Tradesman Qualifications Act, where required.
  - (b) A homeowner to perform work in or within his own owner occupied single family dwelling.
- (6) The fees which shall be paid for permits issued and inspections hereunder are those contained in Schedule "A" attached to and forming part of the By-law.
- (7) The minimum construction value factors contained in Schedule "B" shall be used to estimate construction values for the calculation of Safety Code Permit fees.
- (8) Commence of construction prior to obtaining a permit may result in a fine or a permit fee doubling in required amount.
- (9) An applicant for a permit hereunder shall complete and file with the Town of Drumheller, an application form prescribed by him together with such plans, site plans and specifications and copies thereof as the Safety Codes Officer requires.
- (10) No person, firm or corporation shall use or occupy all or any portion of a new building, or all or any portion of an existing building where there is a change of occupancy for that portion of a building to be occupied unless the owner of the building shall have prior thereto obtained from the Town an occupancy permit issued pursuant to this By-law.

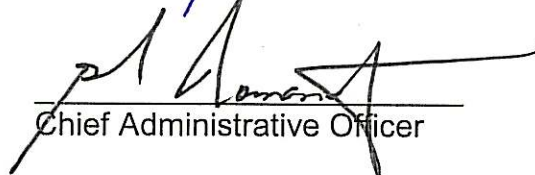
- (11) Any person convicted of a breach of any provision of the Safety Codes Act shall be liable on conviction to a penalty outlined in the Safety Codes Act.
- (12) Council may amend Schedule "A" and "B" by resolution.
- (13) By-law 12.01 is hereby repealed.
- (14) This by-law comes into force upon the final passing hereof.

READ A FIRST TIME this 16<sup>th</sup> day of January, 2012.

READ A SECOND TIME this 16<sup>th</sup> day of January, 2012.

READ A THIRD AND FINAL TIME this 30<sup>th</sup> day of January, 2012.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

**TOWN OF DRUMHELLER  
BYLAW 01.12  
SCHEDULE "A"  
SAFETY CODES FEES**

**BUILDING PERMIT FEES**

- **See Annual Service Fee Schedule**

## SAFETY CODES

### NOTES:

- Safety Codes Council Levies are not included in permit fees.
- A fax/photo copy fee may be applied to permit where applicable
- A method of payment must accompany all permits before they will be processed. Methods of payment include cash, cheques, visa or master card
- Cancellation and refund of a permit – refund and amount to be determined at the time of cancellation (minimum hold back 33%). No refund will apply after a time lapse of three months of date of issuance.

**TOWN OF DRUMHELLER**  
**BYLAW 12.01**  
**SCHEDULE "B"**  
**(effective February 1, 2012)**  
**PROJECT VALUE DETERMINATION FACTORS**

*Residential Occupancies*

The project value, when determining the building permit fee, must include all costs associated with the construction of the residential dwelling excluding the cost of the land and any landscaping.

*Commercial and Industrial Occupancies*

The project value, when determining the building permit fee, must include the costs of all engineering, design, materials, and labour of the following components. These components are regulated by the Alberta Building Code and must be reviewed in accordance with the Safety Codes Act.

**SITE**

- Temporary buildings and services (tents, skids, stick-built structures, relocatable structures, modulars, sea cans etc.)
- Building access for emergency response vehicles
- Fire hydrants, fire pumps
- Deep services for firewater, hydrants, plumbing, gas for building heat
- Storage of water supply for fire fighting (tanks, ponds reservoirs etc.—if required)
- Other buildings, equipment shelters or facilities for fire fighting

**BUILDING/STRUCTURE**

- Foundation including site preparation
- Building structure including means of egress (elevators, stairs, landings, catwalks etc.)
- Exterior building envelope (cladding, doors, windows, overhead doors etc.)
- Interior platforms, floor and wall assemblies including fire separations
- Fire-resistance rating of building structural assemblies
- Smoke control
- Structural support of tanks, process equipment, building services etc.

**MECHANICAL**

- Heating, ventilation & air conditioning
- Smoke and fire control (dampers, duct smoke detection etc.)
- Plumbing system (fixtures, drainage facilities etc.)
- Boilers, furnaces, pumps, and other fuel fired building appliances

**ELECTRICAL**

- Interior and exterior lighting
- Emergency lighting & exit signs
- Fire alarm & detection systems
- Emergency power supply (batteries, chargers, DC bus)
- Auxiliary power/outlets
- Telephone, radio, data, and security systems

### ***FIRE PROTECTION***

- Automatic fire suppression systems (sprinklers)
- Localized or alternate suppression systems (foam, deluge systems etc.)
- Standpipe and hose systems
- Portable fire extinguishers
- Gas detection, emergency shut down, etc. (industrial projects)

### ***EQUIPMENT***

- Project value must include the total value of all equipment, appliances, fixtures and other appurtenances required for the operation of the building.
- Process equipment that is directly used to produce the end product in industrial buildings should not be used in determining total project value.

### ***LABOUR***

- All costs associated with construction labour throughout the project
- All costs associated with engineering, design & consulting services throughout the project

## MINIMUM CONSTRUCTION VALUE FACTORS

(effective February 1, 2012)

| Minimum Construction Value Factors  | Per Square foot | Per Square Meter |
|---|-----------------|------------------|
| <b>As of May 1, 2010</b>  |                 |                  |
| <b>Residential Housing</b>  |                 |                  |
| Single Family   | \$150.00        | \$1,612.50       |
| Basement Development  | \$40.00         | \$430.00         |
| Multi-Family (3 storeys or less)  | \$170.00        | \$1,827.50       |
| Multi-Family (more than 3 storeys)  | \$155.00        | \$1,666.25       |
| Townhouses or Rows  | \$170.00        | \$1,827.50       |
| Garages (attached or detached)  | \$35.00         | \$376.25         |
| Carport   | \$35.00         | \$376.25         |
| Renovations   | \$75.00         | \$806.25         |
| <b>Apartments</b>   |                 |                  |
| Concrete Construction   | \$135.00        | \$1,451.25       |
| Masonry and Wood Construction   | \$135.00        | \$1,451.25       |
| Basement Parkade  | \$90.00         | \$967.50         |
| Above-Ground Parkade  | \$90.00         | \$967.50         |
| <b>Commercial (Offices, Restaurants, Service Stations, Strip Malls, Warehouses)</b> |                 |                  |
| Concrete Construction   | \$135.00        | \$1,451.25       |
| Masonry Construction  | \$135.00        | \$1,451.25       |
| Masonry and Wood or Steel Construction  | \$135.00        | \$1,451.25       |
| Steel Construction  | \$135.00        | \$1,451.25       |
| Wood Construction   | \$120.00        | \$1,290.00       |
| Renovations   | \$120.00        | \$1,290.00       |
| <b>Churches, Hotels, Schools</b>  |                 |                  |
| Concrete Construction   | \$135.00        | \$1,451.25       |
| Masonry and Wood or Steel Construction  | \$135.00        | \$1,451.25       |
| Wood Construction   | \$120.00        | \$1,290.00       |
| <b>Hospitals</b>  |                 |                  |
| Concrete Construction   | \$270.00        | \$2,902.50       |
| Masonry and Wood or Steel Construction  | \$245.00        | \$2,633.75       |
| Wood Construction   | \$215.00        | \$2,311.25       |
| <b>Industrial</b>   |                 |                  |
| Call Superior Safety Codes Inc. at 1-866-999-4777                                   |                 |                  |