



CURRENT PLANNING
 5th FLOOR, 10250 - 101 STREET NW
 EDMONTON, AB T5J 3P4
 PHONE: 311 or if outside of Edmonton 780-442-5311
 FAX: (780) 496-6054
 EMAIL: SDCurrentPlanning@edmonton.ca

New Row-Housing or Stacked Row Housing Application

(3 or more units)

(3 or more units with any unit wholly or partially stacked above another)

SECTION 1 – DEVELOPMENT PERMIT INFORMATION

Office Use Only

POSSE Project No. _____

Project Address: (Provide at least one of the following) – Please note: it can not be an intersection

PROJECT ADDRESS (MUNICIPAL): _____

LEGAL DESCRIPTION PLAN: _____ BLOCK: _____ LOT(S): _____

Has a house or residential dwelling existed on this lot previously? Yes No

Applicant Information:

POSSE Customer ID # _____

APPLICANT / CONTACT: _____

APPLICANT IS THE : Owner of the property Contractor hired by the owner Owner's representative Other; _____

BUSINESS NAME (IF APPLICABLE): _____

MAILING ADDRESS: _____ CITY: _____

PROVINCE: _____ POSTAL CODE: _____ EMAIL: _____

PHONE #: _____ FAX #: _____ CELL #: _____

Description of Work: Describe the proposed and existing “use” of the space/building and any interior/exterior alterations to be done (e.g. Construction of a new 3 dwelling unit row housing development with attached garages)

SITE AREA (sq. m.): _____

GROSS FLOOR AREA (sq. m.): PROPOSED _____ EXISTING _____ TOTAL _____

main floor dwelling units _____ # dwelling units total (if applicable) _____

****Please go to Page 2 to complete “SECTION 2” (Building Permit information)****

For Office Use Only:

Major Development Permit Required? Yes No Create Sub-job from Project No. _____

New Sanitary Sewer Trunk Charge Required? Yes No Lot Grading Required? Yes No

Zoning: _____ Overlay: _____ Development Fees to be charged: \$ _____

This project is: New Multi-Family Discretionary Use Permitted Use Demolition I

Development Permit Description: _____

Reviewed By: _____ Date: _____

Permit fees must be paid at time of application. Permit Fees may vary depending on the scope of the construction. If applying in person, payment options are: cash, debit, cheque or credit card. **If applying by mail, it is recommended that payment be done by credit card to avoid delays in issuing permits.**

Credit Card, check one: Visa MasterCard American Express

Card Number: _____ Expiry date: ____/____

Cardholder Name: _____

SECTION 2 – BUILDING PERMIT INFORMATION: (SECTION 1 MUST ALSO BE FILLED OUT)

*****When the project exceeds 20 dwelling units or, if any building exceeds 4 units, the plans must be stamped by an architect/qualified engineer (ABC 2006 – C – 2.4.2.1 (3)(a)).

1) # of new gas meters? _____

2) What is the Construction value for the entire building (all units) ? _____

(The construction value is the value of all materials and labour (excluding Professional fees) to do the project. For demolitions, the construction value is the total cost of the demolition)

3) What is the sq footage for the entire building (all units-excluding basement and garage levels)? _____ (sq ft)

4) Subcontractor List

Subcontractors	POSSE Customer ID #	Business Name & Address
Building (if different from applicant)		
Heating & Ventilation		
Plumbing & Gas		
Sewer		
Electrical – Wiring		
Electrical – Underground		

Signature : _____ Date: _____

**OFFICE USE ONLY – **NOTE THIS IS NOT A PLAN REVIEW - Additional information may be required
General Building Code Data**

(Main Floor) Building Area: _____ Number of Stories? _____

Type of construction? Non-combustible Combustible

Sprinkler required? Yes No Existing

Fire Alarm required? Yes No Existing

Professional Involvement required: Yes - structural Yes - geotechnical Yes – other _____
 Architect Mechanical Electrical Sprinkler

Schedules Required: Yes (provided) Yes (not provided) No No (but provided)

Building Group C Type: Part 9 3.2.2. _____ POSSE record references(s): _____

Barrier Free Provisions: Not Required: _____ Required (gov't funded?) _____

Reviewed by _____ Date _____

Permit application to be entered by CSR? No Yes

Development and Building Drawing Requirements - To minimize delays in processing this application, please include **five** copies of the following outlined information. Additional information may be required as considered necessary by the Development Officer or Plans Examiner.

1) Site Plans (scaled to include the following details):

- a north arrow, scale and date of preparation
- municipal address and legal description
- dimensions of the site (property lines)
- size and location of existing and proposed accesses to the site
- size and location of existing and proposed buildings including clear dimensions between buildings and to property line
- dimensioned layout of all vehicle parking, bicycle parking, maneuvering aisles, and loading/unloading spaces
- identification of all outdoor activity areas (e.g. display areas, storage areas, servicing areas, trash collection)
- identification of all caveats, covenants, easements, or any other restriction that affects the building or land.
- For new buildings and major additions, the applicant **must submit an up-to-date registered survey prepared and signed by a Land Surveyor registered in the Province of Alberta showing all easements and right-of-ways.**

2) Block Face Plan - see Mature Neighbourhood Overlay Information package (available at www.edmonton.ca)

3) Landscaping Plan, including: (the Landscaping Plan may be combined with the Site Plan)

- all physical features existing and proposed, including trees, shrubs, flower beds, planters, berms, walls, fences, outdoor furniture, and decorative paving
- schedule including: number of existing/proposed plant material (trees/shrubs), sizes, and common/botanical names
- location of overhead and underground utilities, related easements, right-of-ways, parking structures, fire hydrants, and City boulevard trees
- the value (cost) of landscaping, to establish the required landscape security

4) Floor Plans to show the following – minimum scale- metric 1:100 imperial 1/8”

- dimensions of proposed structure
- all levels and square footage of each level
- dimensions and layout, location of walls; doors; and windows (include sizes) and use of all rooms/areas

5) Building Elevations and Sections to show the following

- all sides of the house
- building height
- finished ground level
- exterior finishing materials
- materials and assemblies of materials forming floors, walls, roofs, decks etc.

6) Aspects of building that may require professional or engineer involvement (stamped design/engineer letter etc)

Manufactured structural component information required to be submitted (see Standata 06-BCI-015)

- Supplier letters* for roof trusses, floor joists, and/or structural beams & columns
- Layouts* for:
 - a) roof
 - b) floor joists of simple or continuous spans

Note: Where continuous spans are incorporated into the design, the layout schematic should also show all joist and/or beam reactions and all construction details that are covered in the manufacturer’s product guide

- Manufacturer’s design drawings* for all manufactured structural components not covered by (a) or (b) above
- Beam calculations* where loads are being transferred to the beam other than through uniform loading covered by ABC 2006 - Division B - Part 9.
- Design of *engineered columns* where loads exceed 8000 lbs, including pad footing details

- | | |
|--|---|
| <input type="checkbox"/> foundation construction not in Code (PWF, ICF, etc.) | <input type="checkbox"/> dimension lumber joists exceeding Code table limits |
| <input type="checkbox"/> foundation design where geotechnical information indicates it is required | <input type="checkbox"/> cantilevered joists not in Code |
| <input type="checkbox"/> foundation lateral bracing for wall length, height or backfill condition | <input type="checkbox"/> masonry supported on wood frame |
| <input type="checkbox"/> grade beams & piles not per Standata 90-DR-092 | <input type="checkbox"/> concrete topping on wood floor system |
| <input type="checkbox"/> structural concrete (slabs, brackets, etc) | <input type="checkbox"/> construction with uncommon housing materials (steel, precast concrete, straw bale, SIP, ICF, etc.) |
| <input type="checkbox"/> retaining walls connected to building or required for building integrity | <input type="checkbox"/> installation of renewable energy devices (solar collectors etc) |
| <input type="checkbox"/> complex roof or floor (stick framed or engineered) | <input type="checkbox"/> exterior cladding systems not in Code |
| <input type="checkbox"/> flush connections for built up beams | <input type="checkbox"/> hydronic heating systems |
| <input type="checkbox"/> exterior walls exceeding Code height limits | <input type="checkbox"/> spray foam products and installation |