

Building and Trade Permit FEE SCHEDULE

EFFECTIVE JANUARY 1, 2023



Building Permits

Category	Application Type	Fee
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Calculated Construction Value Per Square Foot of Floor Area

	New semi-detached, duplex, row-housing or stacked row-housing (floor area of the basement and garage should be excluded)	\$125
	New residential and mixed use residential projects, not more than 6 storeys in height	\$185
	New residential and mixed use residential projects, not more than 12 storeys in height	\$220
	New residential and mixed use residential projects, buildings not more than 39 storeys in height	\$230
	New residential and mixed use residential projects, buildings 40 or more storeys in height	\$235
	New hotels and motels	\$215
	New parkade development	\$115

For Additions/Alterations to Single Detached Housing

	For minor residential projects: accessory building, uncovered deck, hot tub, swimming pool, detached garage, single family house demolition, wheelchair ramp, or mobile home move on	\$115
	Construction value: \$0 - \$10,000	\$115
	Construction value: \$10,001-\$50,000	\$365
	Construction value: \$50,001 - \$100,000	\$1,015
	Construction value: \$100,000+	\$1,975

For New Commercial, Industrial, Institutional or additions/alterations to Multi-Family Developments, Mixed Use Developments, Hotels and Motels, or Parkades

	For each \$1,000 of Construction Value for the first \$1,000,000; and	\$11.00
	For each \$1,000 of Construction Value over \$1,000,000; and	\$9.87
	Minimum Fee	\$270

Application Type	Building Mechanical Permit Fee	Electrical Permit Fee ⁴	Underground Service Cable Permit Fee	Total Fee
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Combo Building Mechanical Electrical Permit Fee - Single Detached Housing and Garden Suite ³ Developments

0 - 1650 sq. ft.	\$1,015	+	\$270	+	\$86.00	=	\$1,371
1651 - 3000 sq. ft.	\$1,550	+	\$315	+	\$86.00	=	\$1,951
3001 - 4500 sq. ft.	\$2,645	+	\$365	+	\$86.00	=	\$3,096
4501 - 6000 sq. ft.	\$5,245	+	\$415	+	\$86.00	=	\$5,746
Over 6000 sq. ft.	\$8,010	+	\$450	+	\$86.00	=	\$8,546

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HVAC Permits

Category	Fee
Alterations/Replacing Existing HVAC in Residential Multi-Development (per unit)	\$115
New Residential Multi-Family Development - per \$1,000 of Construction Value	\$0.57
New Single Detached Housing or Single Unit in Residential Multi-Family Development	\$115
Other Developments - per \$1,000 of Construction Value	\$0.57
Other Developments - minimum fee	\$175

Plumbing Permits & Sewer Permits

Category	Fee
Plumbing Permit for Residential Multi-Family Development and Single Detached Housing Development (per dwelling unit)	\$115
Sewer Connection: Residential Multi-Family Development - per dwelling unit	\$115
Sewer Connection: Residential Multi-Family Development - Maximum Fee	\$215
Plumbing Permits for Other Developments - per \$1,000 of Construction Value	\$0.57
Plumbing Permits for Other Developments - Minimum Fee	\$175

Gas Permits

Category	Application Type	Fee
Commercial, Industrial, Institutional or Multi-Family Developments		
	Construction value: \$0 - \$20,000	\$175
	Construction value: \$20,001 - \$500,000	\$255
	Construction value: \$500,001 - \$1,000,000	\$345
	Construction value: \$1,000,001 - \$5,000,000	\$515
	Construction value: \$5,000,001+	\$850
	Additional Meter Set (per meter)	\$46
Single Detached Housing or Single Unit in a Residential Multi-Family Developments		\$115
Temporary Heat - Commercial Permits		\$175
Temporary Heat - Single Detached Housing or Single Unit in a Residential Multi-Family Development		\$115

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Electrical Permits

Category	Application Type	Fee
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Other New Developments

	New Semi-Detached or Row Housing - Underground Service Cable & House Wiring Permit Fee	\$310
	New Apartment, Duplex Housing or Stacked Dwellings - Underground Service Cable Permit Fee	\$185
	New Apartment, Duplex Housing or Stacked Dwellings - House Wiring Permit Fee	\$120

Annual Electrical Permits

	Electrical Installation Cost - Minimum Fee	\$325
	Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.08
	Inspection Fee - First and Each Additional Hour	\$150

For Owners Residing in a Single Family Residential Dwelling and Stand Alone Electrical Permits

	Minor Alterations - minimum fee with Electrical Installation Cost up to \$3,000	\$150
	Electrical Installation Cost: \$0 - \$3,000	\$150
	Electrical Installation Cost: \$3,001 - \$10,000	\$215
	Electrical Installation Cost: \$10,001 - \$50,000	\$380
	Electrical Installation Cost: \$50,001 - \$250,000	\$785
	Electrical Installation Cost: \$250,000+	\$2,540

For Electrical Permits Obtained in Connection with Other Permits

	Construction Value: \$0 - \$24,000	\$150
	Construction Value: \$24,001 - \$80,000	\$215
	Construction Value: \$80,001 - \$400,000	\$380
	Construction Value: \$400,001 - \$2,000,000	\$785
	Construction Value: \$2,000,000+	\$2,540
	Additional Meter Set (per meter) ⁸	\$46

Hoarding Building Permits ⁵

Category	Application Type	Fee
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Hoarding projecting from property line towards a roadway

	Per lineal metre of boulevard occupied	\$5.36
	Under 2.4 metres from the edge of the sidewalk or roadway - per square metre of sidewalk or roadway occupied	\$4.20
	Over 2.4 metres from the edge of a sidewalk or roadway - per square metre of sidewalk or roadway occupied	\$16.40

Hoarding projecting from a property line towards an alley

	Under 1.5 metres from edge of alley - per square metre of alley occupied	\$4.20
	Over 1.5 metres from edge of alley - per square metre of alley occupied.	\$16.40

NOTE: The fee for hoarding building permit may also include hoarding rental fees which are based on the size and location of space occupied. Hoarding rental fee rates are per month and are subject to GST.

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Additional Fees

Category	Application Type	Fee
	Additional Inspections (per inspection)	\$270
	Mailing Out Minor Building Permit Flat Plans	\$26
	Search of Records/Outstanding Orders Search (per titled lot)	\$115
	Reproduction Fee: 8" x 11" document over 20 pages (per page)	\$0.25
	Reproduction Fee: for larger documents (fee charged per sq ft by vendor)	\$1.00
	Fire Inspection Services Fee for Construction Site Plan Review ²	\$392
	Interior Alterations to Commercial/Industrial Buildings Commenced BEFORE Permit is Issued	\$405
	Occupant Load Certificate	\$115
Re-examination of Revised Plans		
	For minor residential projects as listed above, projects with construction value of \$0 - \$10,000:	\$115
	For all other projects ¹ :	\$270
	Unmetered Construction Water Fee - per \$1,000 of Construction Value ⁹	\$0.44
	Unmetered Construction Water Fee - Maximum Per Project Fee	\$625
	Non-refundable Administrative Fee (or 20%), for work not started	\$115
Reactivation of an expired permit - fee of one half the original permit fee but not less than the minimum fee for that permit type.		
Pre-Application Meeting ⁵		
	Commercial Building Permits - Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling (over 5 units and/or multi-building residential construction sites) Building Applications	\$460
After Hours Inspections ⁶		
	Up to three hours including travel time when commenced out of business hours	\$540
	Each additional half hour or part thereof	\$90
Festivals and Special Events ⁷		
	First hour of inspection	standard commercial and trade minimum fee per schedule above
	Each additional half hour or part thereof	\$90

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Notes

Safety Codes Fee is applicable to Building Permits, Gas Permits, Temporary Gas Permits, Plumbing Permits, HVAC Permits, Sewer Permits, and Electrical Permits. It is 4% of **each individual permit fee**, with a minimum of \$4.50 and a maximum of \$560 per permit.

Construction Value means the value of the construction of an undertaking as determined by the City Manager.

Combined Building Mechanical Permit Fee means a single fee payable for all of the following permits for an undertaking: a building permit, a gas permit, a heating, ventilating, and air-conditioning permit, and a plumbing permit.

Electrical Installation Cost means the cost of the materials and labour to install a particular electrical undertaking.

Floor Area is used as a denominator in determining the "cost per square foot" value. We have adopted the Canadian Institute of Quantity Surveyors' definition of Floor Area which dictates:

1. Measure each floor to the outer face of the external walls;
2. No deductions for openings at stairs, elevators or vertical ducts are made;
3. A deduction is made for a non-service vertical protrusion, e.g., atrium space;
4. Mezzanine floors are generally included;
5. Balconies are excluded; enclosed solariums in residential condominiums are included;
6. Sloping and stepped floors (auditoriums/movie theatres) are measured flat; and,
7. Exclude all external covered walkways

If a permit is extended or reactivated, the fee payable for the permit is one-half of the amount required for a new permit for such project, provided no changes have been made or proposed to what was originally approved.

¹ If a re-examination of revised plans involves an increase in construction value of more than \$25,000 or total floor area of the project, then permit fees will be adjusted according to the prevailing fee schedule.

² may be subject to GST per the Fire Rescue Service Bylaw 15309. The amount listed as of January 1, 2023. Please refer to the bylaw for the most update to date.

³ Includes multi-unit Garden Suite.

⁴ House Wiring Permit Fees are based on the Floor Area of the House.

⁵ subject to GST.

⁶ Business hours are 8:00 AM - 4:30 PM on weekdays. Inspections requested outside of that time (evenings, weekends, and statutory holidays) are subject to the charges listed.

⁷ Festivals and Special Events are charged standard commercial and trade minimum fee which includes permit review, permit issue and up to an hour on-site inspection. Each additional half hour or part thereof when inspection occurs are charged at the rate listed.

⁸ The Electrical Additional Meter Set fee applies to additional meters required for separate entryway addresses but not for individual apartment/condo units that share one entryway. The first meter is included in the Electrical permit fee.

⁹ City of Edmonton - Epcor Water Services Bylaw 19626.