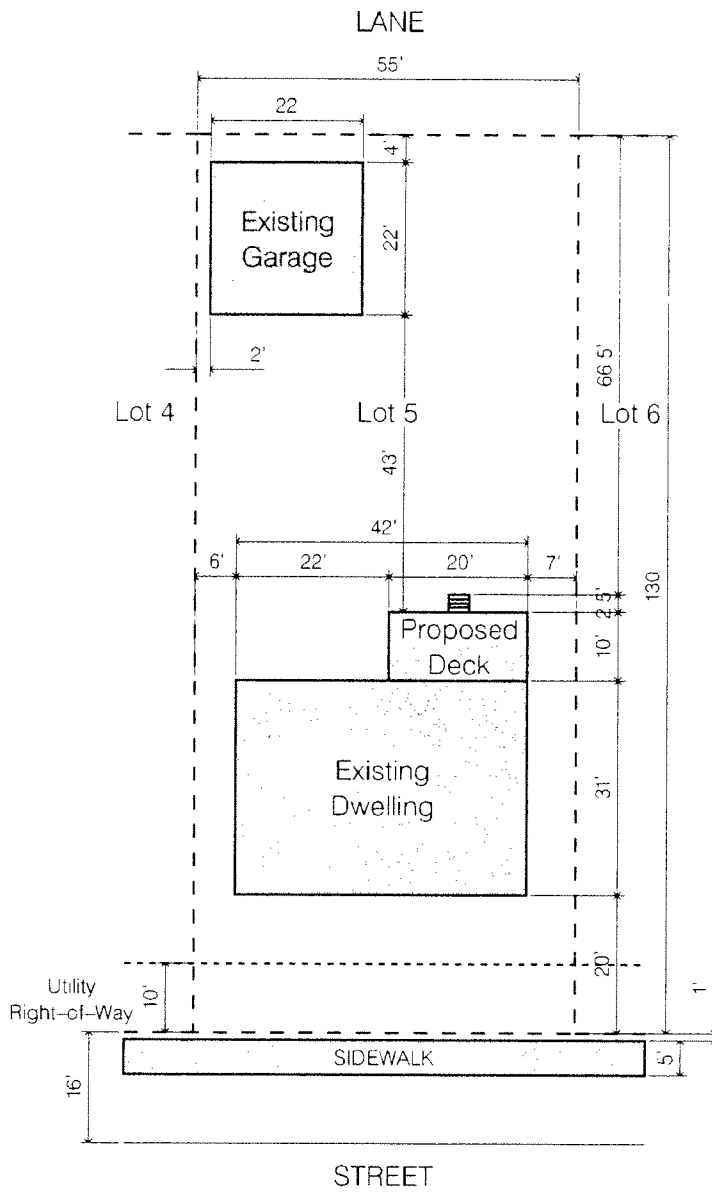


BUILDING PERMIT CRITERIA FOR DECKS & PATIOS

We require:

- a) a copy of the site plan showing where the deck will be situated, and**
- b) a “cross-sectional” diagram showing foundation (piling) details, rails and guards, and information on securing to dwelling.**

- Decks under 600mm (2 feet) in height from grade do not require a building permit.
- All decks exceeding 600mm (2 feet) in height from grade require a building permit
 - *guardrail minimum 900mm (36”) in height.*
- All decks exceeding 1800mm (6 feet) in height from grade require a building permit
 - *guardrail minimum 1070mm (42”) in height.*
- All openings in guardrail not to exceed 100mm (4”).
- Handrails are required on stairs over three risers, 800mm to 900mm (32” to 35”) high above nosing.



**SAMPLE SITE PLAN
FOR DECK**



Building Permit Application

Organizational File Number

Date of Application: _____	Estimated Start Date: _____
Development Permit Number: _____	Estimated Completion Date: _____
Owner Name: _____	Phone Number: _____
Mailing Address: _____	Fax Number: _____
Postal Code: _____	Email: _____
Contractor Name: _____	Phone Number: _____
Mailing Address: _____	Fax Number: _____
Postal Code: _____	Email: _____
Project Location:	
Municipality: _____	Civic Address: _____
LOT _____ BLK _____ Plan _____	Subdivision Name: _____
Part of _____ ¼ SEC _____ TWP _____ RG _____	W _____ Mer _____
Brief Directions: _____	
Project Information: (Please be sure to check one of each)	
Type of Work: <input type="checkbox"/> New Work <input type="checkbox"/> Renovation <input type="checkbox"/> Addition	<input type="checkbox"/> Relocation <input type="checkbox"/> Other (Specify)
Intended Use: <input type="checkbox"/> Institutional <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial	<input type="checkbox"/> Residential <input type="checkbox"/> Basement Development
<input type="checkbox"/> Garage or Small Accessory Building	<input type="checkbox"/> Other (Specify)
Building Area (square footage): _____	# of Storeys: _____
Project Value: _____	
Brief Description of Project: _____	
Other Permits Required: <input type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Plumbing <input type="checkbox"/> PSDS	
*Please note that this permit application does not cover any other discipline permits and the appropriate applications will need to be obtained.	
**Please note that page 2, a required site plan, must be completed prior to this permit being issued.	
* The Permit Holder hereby certifies that this installation will be completed in accordance with the Alberta Safety Codes Act and Regulations and shall be commenced within 90 days. The permit will expire in one year. Owner's signature/declaration (homeowner permits only) "I hereby declare I am the owner of the premises in which the work will be conducted and reside on the property. I am doing the work myself and assume responsibility for compliance with the applicable Act and Regulations."	
Applicant Name: _____	Signature: _____
Mailing Address: _____	Phone Number: _____
Postal Code: _____	Fax Number: _____
Permit Fee: _____ Other Fee: _____	SCC Levy: _____ Total Fee: _____
Payment Method: <input type="checkbox"/> Cash <input type="checkbox"/> Debit <input type="checkbox"/> Cheque <input type="checkbox"/> Invoice <input type="checkbox"/> Visa <input type="checkbox"/> Mastercard	
Permit Validation Section (To be completed by the SCO)	
Date of Issue: _____	Permit Number: _____
Issuing Officer's Name: _____	Name of Cardholder: _____
Issuing Officer's Designation Number: _____	Card Number: _____
Issuing Officer's Signature: _____	Expiry Date: _____

Please contact Alberta Permit Pro, Corporate Office at 1-800-461-8706 or www.albertapermitpro.com for the office nearest you.

The personal information provided on this form is protected by the Freedom of Information and Protection of Privacy Act. Information on this form may be used by the Authority having Jurisdiction.

Application For A Development Permit

FORM A

(OFFICE USE ONLY)



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

ZONING: _____ ROLL NUMBER: _____ APPLICATION NO. _____

Date of Application: _____ Date Application Deemed Complete: _____

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

New Construction: Addition: Renovation: Change of Use: Moved in Building:
Discretionary Use: Waiver: Other: (explain: _____)

Applicant: _____ Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Registered Owner: _____ Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Legal Description of Property to be Developed: Lot: _____ Block: _____ Plan: _____

Municipal Address: _____

Proposed Use of Site: (describe in detail - attach additional information if necessary)

Existing Use of Site: _____

If Development is Temporary, State for What Period _____

Adjacent to Highway: Yes: _____ No: _____

Proposed Setback from Property Lines:

Front Yard: _____ Side Yards: ¹ _____ ² _____ Rear Yard: _____

General Information:

Present Use of Adjacent Properties: _____

Existing Proposed N/A

Access:

Provincial Highway # _____
 Municipal Road [] [] []
 Internal Subdivision Road [] [] []
 Undeveloped Road Allowance..... [] [] []
 Private Road (i.e. Condominium) [] [] []
 Other (specify) _____

Services:

Water Supply

Municipally owned and operated piped water system..... [] [] []
 Other (specify) _____

Sewage Disposal

Municipally owned and operated sanitary sewer system..... [] [] []
 Other (specify) _____

Storm Drainage

Municipal Sewers..... [] [] []
 Ditches [] [] []
 Swales [] [] []

Additional Information (Based on Proposed Development)

2 Copies of Site Plan Attached? [] yes [] no
 Drainage Plan/Elevations Included? [] yes [] no
 Will you be applying for a Building Permit? [] yes [] no
 Will you be applying for a Business License? [] yes [] no

Lot Width: _____ Lot Depth: _____
 Lot Area: _____ New Construction Area (ft²) _____
 Lot Coverage By New Construction (%): _____ Total Site Coverage (%): _____
 Number of Loading Spaces: _____ Building Height: _____
 Driveway Width: _____ Landscaped Open Space (%): _____
 Number of Units: _____ No. Off Street Parking Spaces: _____

Estimated Commencement Date: _____ Estimated Completion Date: _____
 Application Fee: _____ Construction Value \$: _____

NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50th Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500

Signature of Applicant or Agent: _____

Please Print Signature: _____

In addition to the foregoing, the Development Officer may require any or all of the following information in duplicate:

1. Building Plans, Showing:

- a) current copy (within 3 months) of the title as registered by Alberta Land Titles
- b) floor plans
- c) elevations
- d) exterior finishing materials

2. Site Plans, Showing:

- a) north arrow
- b) legal description of the site
- c) easements, utility right-of-ways, and encumbrances
- d) location of abutting roads, lanes, sidewalks/curbs and parcel lines
- e) the dimensions and relationship to property lines of all existing and proposed buildings
- f) outlines of roof overhangs on all buildings
- g) proposed grades, corner elevations, contours and on-site drainage
- h) lot type: interior _____ corner _____ through _____
- i) off-street parking and loading facilities
- j) access to and from the site
- k) proposed exterior finishing materials for all buildings
- l) garbage and storage areas with fencing and screening
- m) landscaping plans illustrating location and approximate dimensions of all existing and proposed trees, shrubs, parks, playgrounds, etc.
- n) other pertinent material

3. For Industrial, Institutional, Commercial or Multi-Family Residential Uses:

- a) location
- b) type or use
- c) size of buildings
- d) number of employees (if applicable)
- e) estimated water demand and anticipated source
- f) transportation routes to be used (rail and road)
- g) reason for specific location
- h) any ancillary work required (pipeline, railway spurs, etc.)
- i) location and nature of proposed lighting and signage
- j) landscaping plans illustrating location and approximate dimensions of all existing and proposed trees, shrubs, and other landscaping features proposed
- k) parking lot plan, illustrating the proposed location, layout and surface treatment of the parking area, including the size and number of parking stalls, also noting the location, size and number of handicapped stalls.

4. Additional Information:

- a) for moved in buildings, photographs of the building, and building inspection report
- b) architectural control compliance letter signed by the developer indicating the aesthetics and materials conform to the controls in place in the area.
- c) Any other additional information as deemed necessary