



## TOWN OF TABER

### GENERAL INFORMATION - DEMOLITIONS

*All of the following are required by the Town of Taber for any demolition (removal of structure) projects within the Town of Taber:*

- Completed Building Permit application. Must comply with Alberta Safety and Fire Codes.
- Required Permit Fee
- Complete site plan indicating location of structure in relation to property lines and show all other structures on site. Dimensions of all structures on property required. If site plan is not complete, the Town may request photographs of the buildings.
- Developer Damage Deposit/Performance Bond required in the amount of \$2,500.00 (minimum) to ensure no damage occurs to public property or infrastructure during the demolition process. This includes damage to sidewalks, lanes, boulevard trees, etc. Larger structures may require a larger Performance Bond.
- It is MANDATORY that the owner/contractor has an “on-site consultation” with the Public Services Director (308-4448) a minimum of 48 hours prior to demolition.**
  - **Inspections are required prior to and after demolition to ensure full refund of deposit.**
- If materials are being disposed of at the Taber & District Transfer Site, owner/contractor must comply with all fees and requirements for disposal at the site. Contact the Public Services Director in regard to these fees and/or regulations.

For more information, contact:

Planning & Development Office	223-5500, ext. 5504
Taber & District Transfer Site:	223-5569
Public Services Director	308-4448
Alberta Permit Pro	381-6111



# Building Permit Application

Organization 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 \_\_\_\_\_ 1/4 SEC \_\_\_\_\_ TWP \_\_\_\_\_ RG \_\_\_\_\_ W \_\_\_\_\_ Mer \_\_\_\_\_  
 Brief Directions \_\_\_\_\_

**Project Information: (Please be sure to check one of each)**  
 Type of Work  New Work  Renovation  Addition  Relocation  Other (Specify) \_\_\_\_\_  
 Intended Use  Institutional  Industrial  Commercial  Residential  Basement Development  
 Garage or Small Accessory Building  Other (Specify) \_\_\_\_\_  
 Building Area (square footage) \_\_\_\_\_ # of Storeys \_\_\_\_\_  
 Project Value \_\_\_\_\_  
 Brief Description of Project \_\_\_\_\_

Other Permits Required  Electrical  Gas  Plumbing  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  Cash  Debit  Cheque  Invoice  Visa  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](http://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

**Requirements for the Demolition of a Building**

(To be completed with the permit application)

Owner/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: (\_\_\_\_) \_\_\_\_\_  
 Building Location: \_\_\_\_\_  
 Building Area: \_\_\_\_\_ Building Height (# of storeys): \_\_\_\_\_  
 Description of structure or building to be demolished: \_\_\_\_\_

The demolition of any structure must be done in accordance with Part 8 of the Alberta Building Code and CSA Standard S350-M1980, "Code of Practice for Safety in Demolition of Structures."

The following information must be submitted in order to obtain a permit for the demolition of a building:

1. Copy of building permit application.
2. Copy of the development permit as per municipal requirements.
3. Copy of site plan indicating location in relation to property lines and other buildings.
4. Form of demolition (i.e., heavy equipment or by hand). \_\_\_\_\_
5. Time frame for the demolition (i.e., one day or weeks). \_\_\_\_\_
6. The method to be used to dispose of materials. \_\_\_\_\_

**General Requirements:**

- Asbestos containing material must be removed by certified contractors only.
- Disconnection of all building services to the building or adjacent to the building being demolished must be specified (includes electrical power line, gas mains, oil pipelines, telephone cable, water mains, drainage piping (both storm and sanitary), communication cables or any other service line. Advice and assistance should be obtained from municipal authorities or utility companies in locating and marking services passing under, through or adjacent to the structure being demolished. Submit verification.
- When construction or demolition activity may constitute a hazard to the public and is located 2 m or more from a public way, a 1.8 m high barricade is required between the site and the public way or open sides of an excavation.
- Buildings on adjoining properties must be considered to ensure that damage will not occur to them or their foundations from the demolition.
- Once demolition is complete the site must be leveled and cleared.
- Generally structures demolished "by hand" should be demolished in reverse order to that of construction.
- The sequence of demolition must be such that at NO TIME will a wall or portion of a wall be left standing unsupported in an unstable condition or in danger of accidental collapse.
- Any tanks containing combustible or flammable liquids must be removed before demolition begins and be purged with inert materials.
- Before demolition begins, ensure that a fire safety plan is in place.

\_\_\_\_\_  
 Owner or Applicant Signature

Edmonton	12204 - 145 Street T5L 4V7	455-6363	Toll Free 1-800-461-8706
Red Deer	#11, 7711 - 50 Avenue T4P 1M7	343-2777	Toll Free 1-800-282-6145
Calgary	#248, 1935 - 32 Avenue N.E. T2E 7C8	219-3577	Toll Free 1-888-461-8706
Grande Prairie	#204, 10006 - 101 Avenue T8V 0Y1	539-2131	Toll Free 1-800-411-9511
Fort McMurray	6 <sup>th</sup> Floor, 9915 Franklin Avenue T9H 2K4	790-2726	
Lethbridge	#5, 320 WT Hill Boulevard T1J 4W9	381-6111	Toll Free 1-866-345-6300

**TOWN OF TABER**  
**Development Damage Deposits & Performance Bonds**

A number of permits related to building construction, development and renovation work in the Town of Taber require the applicant to provide performance bonds, damage deposits and/or good faith deposits at the minimum amount of \$2,500.00. These deposits are used for permanent or temporary repairs to public property, caused by construction and/or development activity and to ensure compliance with conditions of landscaping, façade completion and building completion.

To ensure the return of these deposits, you must make every effort to keep your site in a safe condition. You should be aware that these deposits could be used for repairs or cleanup without notice. Prior to commencement of construction, please contact the Town Office to schedule a pre-inspection of the property.

### **Responsibility for Damage**

The person who takes out the permit is responsible for the cost of all repairs to Town property, whether or not he/she causes the damage directly. Please note that you will be held responsible for any damage caused by your sub-trades, etc.

### **Prior to Construction - Demolition, Excavation and/or Moved In Dwelling and Manufactured Home Siting.**

Since these phases of construction cause the majority of damage to Town property, you should ensure the following:

- Do not allow your demolition equipment to travel on Town streets, lanes, curbs, sidewalks, curb stops, etc... Transport directly into site on a rubber-tired carrier or ensure the cleats are covered. Planking on Town property is usually necessary to avoid damaging pavements, curbs, sidewalks, curb stops, etc.
- Ensure that adjacent streets and lanes are kept clear of excavation material, as well as building material.

### **During Construction**

- Storage of material on developed Town property (boulevards, parks, curbs, gutters, sidewalks, etc...) is prohibited unless the appropriate approvals and related permits are obtained in advance from Development Services and any unauthorized stored material may be removed at your expense without further notice.
- Boulevard trees cannot be pruned or removed without Town approval. Any damage to Town trees will be billed to your deposit and billing includes replacement, as well as aesthetic loss to the community, (potentially several thousand dollars).

### **Upon Completion**

- Before you request a refund of your deposit, ensure all work is completed, including any necessary repairs to Town property. If you would like Town staff to complete your repairs, please contact 223-5508 and you will be directed to the appropriate authority.
- If you want to perform related work yourself, you must take out a permit, use an approved contractor, and contact our office for inspection.

NOTE: Residential lane repairs must be restored to original or better condition and residential boulevards must be restored in grass. For details/comments on this process, you can telephone 223-5508.

Refund requests can be made by calling 223-5504. Refunds will not accumulate or bear interest.



**TOWN OF TABER INSPECTOR'S REPORT AND AUTHORIZATION  
Development Damage Deposit & Performance Bond**

APPLICANT: \_\_\_\_\_ DEPOSIT AMT: \$ \_\_\_\_\_

CIVIC ADDRESS OF PROPERTY: \_\_\_\_\_

LEGAL DESCRIPTION: Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

PROJECT: \_\_\_\_\_

DATE TO PS: \_\_\_\_\_ DATE OF PRE-INSPECTION: \_\_\_\_\_

	PRE-INSPECTION REPORT	FINAL INSPECTION REPORT
Sidewalks/Curbs & Gutter		<input type="checkbox"/> OK
Boulevard (incl trees)		<input type="checkbox"/> OK
Road/Lane (incl asphalt)		<input type="checkbox"/> OK
Servicing & Connections		<input type="checkbox"/> OK
	Connection Inspected:	
Finished Grades	N/A	<input type="checkbox"/> OK
Water Meter Installed	NA	<input type="checkbox"/> OK
Other		
If "unassumed" subdivision, has developer been contacted?		<input type="checkbox"/> YES
Date of Inspection:		
Name & Signature of Public Services Inspector:		<input type="checkbox"/> OK TO REFUND DEPOSIT

If applicable, Expiry Date of Maintenance Period: \_\_\_\_\_

## Taber Transfer Station & Landfill Tipping Rates

Effective February 7, 2006

<u>Category Description</u>	<u>Rate/tonne or /load</u>
General Garbage	\$53.10
Wood	\$38.40
Asphalt/Concrete	\$27.10
Demolition Materials	\$24.90
Building Demolition **	
Structures <= 1,000 square feet	\$847.50
Structures <= 2,500 square feet	\$1,980.00
Structures <= 5,000 square feet	\$3,675.00
Structures <= 10,000 square feet	\$6,780.00
Structures > 10,000 square feet	\$0.57/sq foot
Metals	N/C
White Goods	N/C
Minimum Charge - small load	\$2.25

\*\* Demolition Permit Required.

\*\* Rates are based on maximum structure height of 20 feet. Each Additional vertical distance of up to 20 feet will be gain sujet to the appropriate rate above.

\*\*Any materials disposed of through the Transfer Station will also be subject to the appropriate rate(s).

\*\* The cost to provide equipment at the site is included in the above fees. If a water truck is required, this additional cost will be charged to the customer.

\*\* The above rates reflect access to the site during the regular Taber Transfer Station & Landfill operating hours.