

Building Permits

WHAT YOU NEED TO KNOW



LLOYDMINSTER



WHEN AND HOW TO APPLY:

- Building permits are required for new construction, additions to pre-existing structures or property and in most cases large renovations, including but not limited to: basement developments, leasehold improvements, decks, garages and any renovation where structural changes occur.
- Re-roofing, painting, re-siding, flooring and cabinet installation and replacement of windows and doors (as long as the openings are not changed) do not require a permit. A permit is also not required for fences, sheds less than 100 square feet and decks less than 1 foot off the ground.
- Building Permits are a service that the City of Lloydminster contracts to Superior Safety Codes. Building Permits regulate construction so that health, fire, structural and general safety standards are met. Their office ensures that the regulations set out in the 2005 National Building Code (as adopted by Council by way of Bylaw) are adhered to.
- Inspections are required as part of an approved Building Permit. It is up to the Applicant to call Superior Safety Codes and book an inspection at required stages at least 24 hours ahead of when they wish to have the inspection completed. Inspection stages are indicated on the Plan Review given to the applicant when the permit is approved.
- Fees vary depending on type and size of construction project.
- New Homes in Alberta will require registration of Home Warranty through the legislated New Home Buyers Protection Act. For more information on this please go to <http://www.homewarranty.alberta.ca/>. A building permit cannot be released until confirmation of warranty is received.
- Building Permits that require a Development Permit will not be released to the applicant until an approved development permit is received from the City. Construction cannot commence until all required permits are in place.

WHAT DO I NEED TO APPLY?

- You will need a Building Permit Application which can be found on Superior Safety Codes website. <http://superiorsafetycodes.com/lloyd.htm>
- In most cases for smaller projects a plan drawn to scale is usually acceptable. Some projects require a detail form to be completed which is provided by Superior Safety Codes office.
- Large projects will most likely require multiple sets of drafted detailed drawings with an engineer stamp.
- When a building permit is approved (review process can take 10 business days or more depending on the size and complexity of the development) the applicant will be notified to go to the office of Superior Safety Codes, pay the permit fee, pick up their permit and other documents that come with it including, plan review, and construction authorization card. This card must be posted on the property where the work is being done and visible from the road.
- New Construction will require an Occupancy Permit to be issued by a Safety Codes Officer prior to anyone moving in. To obtain an Occupancy Permit all required inspections must be completed and any deficiencies corrected and accepted by a Safety Codes Officer.

QUESTIONS?

WE'RE HERE TO HELP

For questions and additional information on Building Permits please contact:

Superior Safety Codes

By Phone: 780-870-9020

OR

In Person at:

1724 50 Avenue # 2

Lloydminster, Alberta, T9V 2S5

The information shown is for reference only. The City of Lloydminster disclaims all responsibility for the accuracy, completeness, timeliness and merchant ability of information shown. Also, keep in mind that additional information may be required as per the Development Officer and our Land Use Bylaw.