

Windows

- The bedroom shall have no less than one outside window openable from the inside and shall provide an unobstructed opening of no less than 0.35 m² (3.77 ft²) in area. No dimension of the openable portion may be less than 380 mm (15"). For example 380 mm (15") x 920 mm (36") = 0.35 m².

- Where a required window opens into a window-well, a clearance of not less than 760 mm (30") shall be provided in front of the window. (Note: windows are not required in laundry rooms, washrooms, basement recreation rooms and unfinished basements).

- It is recommended the sills of windows intended for use as emergency exits not be higher than 1.5 m (5 ft) above the floor. There are times when it can be difficult to avoid having the sill higher than this, for example windows in basement bedrooms. In this case, it is recommended the access to the window be improved, by some means, such as built-in furniture installed below the window.

Inspections

Please notify the Permitting, Inspections and Customer Service Branch at 780-464-8169 at least **one full working day in advance** for all inspections.

The following are inspections that may be required (please refer to your building analysis for applicable inspections)

- Foundation, prior to backfill
- HVAC rough-in
- Framing, /Insulation/Vapour barrier, prior to installation of drywall
- Final, prior to occupancy

In addition to a development permit and/or building permit you may also require:

- A plumbing permit
- A gas permit
- An electrical permit

Contact us

Strathcona County
Planning and Development Services

Main Floor, County Hall
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
www.strathcona.ca
Phone: 780-464-8080
Fax: 780-464-8142

Office Hours:
Monday to Friday 8:30 a.m. - 4:30 p.m.

Please note this brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. Strathcona County accepts no responsibility for persons relying solely on this information.



Basement Development



When to apply for your permit

Depending on the scope of your project, you will need to obtain one or more of the following permits:

Building Permit: Required for alterations or new construction in a dwelling.

Electrical Permit: Required for installation of any new or alteration of existing wiring.

Plumbing Permit: Required for basement development if the plumbing is not already roughed in or if the rough in is required to be moved. If it is not necessary to break concrete for your project, a plumbing permit may not be required.

Gas Permit: Required anytime you are installing a gas appliance.

What to submit

Along with your completed application forms, we require:

- A floor plan with the rooms labelled, dimensions and all structural changes identified.
- A drawing of the largest window in each bedroom showing the height, width and openable dimensions of the window.
- If applying for an electrical permit, please include the total number of electrical devices being installed. This includes receptacles, fixtures and switches (electrical drawings not required).
- Application fees (see current fee schedules).

Note: Electrical permits can be issued to a homeowner when it is their primary single family residence and they are doing the work. Electrical work conducted in multi-family homes (duplexes, condos, secondary suites, etc.) must be completed by a master electrician.

Smoke Alarms

- Smoke alarms must be installed on each storey, including the basement.
- Smoke alarms must be located in each bedroom, and in any hallway servicing a bedroom.
- Smoke alarms shall be **wired and interconnected** so that the activation of one alarm will cause all alarms within the building to sound.
- Smoke alarms must be mounted on or near the ceiling.
- Carbon monoxide alarms are required in basements where there is a development of a space for sleeping use and/or where there is a solid fuel burning appliance (eg. wood burning stove).

Furnace Room

- A door must be provided to each room containing a furnace within a dwelling unit.

Exterior Wall Finish

Insulation (a)

The perimeter of the foundation wall is to be insulated from the top of the wall to a minimum of 600 mm (24") below the exterior finished ground level. This insulation is to have a minimum thermal resistance value of RSI 1.4 (R8). Foamed plastic insulation materials can be dangerous when exposed to fire and must be protected by a thermal barrier (i.e. 1/2' drywall).

Vapour barrier (b)

Shall be installed on the heated side of insulation.

Damp-proofing (c)

Where a separate interior cladding is applied to an exterior concrete wall which is in contact with the soil, the interior surface of the foundation wall below grade shall be damp-proofed.

