

PLANNING AND DEVELOPMENT SERVICES

Building Permit Fees 2022

RESIDENTIAL – NEW HOMES (SINGLE FAMILY, DUPLEX, TRIPLEX OR TOWNHOUSE)	
Main and second floor	\$ 0.60/sq.ft.
Attached garage (if constructing at this time)	\$ 0.15/sq.ft.
Basement development (if developing at this time)	\$ 100.00 for first 1,000 sq.ft plus \$ 0.10/sq.ft. over 1000 sq.ft.
Foundation (permit to start foundation only)	\$150.00
Manufactured homes/RTM's (mobile or modular w/ CSA & AB Label)	
Without basement	\$120.00
With basement	\$225.00
Existing home relocation without Alberta label (moved on dwelling) (foundation is extra)	\$450.00
Variance request for residential buildings listed above	\$150.00 (in addition to permit fees)
RESIDENTIAL – RENOVATIONS, ADDITIONS	
Attached garage (addition to existing dwelling)	\$ 0.15 per sq.ft.
Additions (family room, sunroom, covered deck, etc.)	\$ 0.65/sq.ft. (Minimum fee \$120)
Renovations (no added sq.ft.)	\$ 8.50/\$1000 job value (Minimum fee \$75)
Basement development	\$ 75.00 for first 1,000 sq.ft. plus \$ 0.15/sq.ft. over 1,000 sq.ft.
Decks (higher than 2 ft. and uncovered)	\$ 75.00
Fireplace / wood stove installation	\$ 75.00
RESIDENTIAL – ACCESSORY BUILDINGS (SHEDS, GARAGES)	
Accessory building	\$ 0.10 sq.ft. (Minimum fee \$75 Maximum \$1000)
Hot tub or above ground pool	\$ 75.00
In-ground swimming pool	\$150.00
Family care dwelling	\$150.00 for first 1,000 sq.ft. plus \$ 0.15/sq.ft. over 1,000 sq.ft.
Secondary suite / Garden suite	\$150.00 for first 1,000 sq.ft. plus \$ 0.15/sq.ft. over 1,000 sq.ft.
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND RESIDENTIAL (OTHER THAN ABOVE)	
Commercial, industrial, institutional and other residential buildings based on building/construction/job value	\$ 8.50/\$1000 job value (Minimum fee \$120)
Unoccupied industrial buildings (sheltering equipment)	\$ 4.25/\$1000 job value (Minimum fee \$120)
Temporary Building or Temporary Change in use of Existing Building (e.g. tent/trade show)	
Up to 2,500 sq.ft. venue	\$125.00
2501 to 10,000 sq.ft. venue	\$175.00
Over 10,000 sq.ft. venue	\$225.00
Temporary or part 10 manufactured buildings (with label #'s)	
Single Unit	\$120.00
Cluster group *based on construction value or per BLDG/unit, whichever is less	\$ 8.50/\$1000 job value*
Manufactured buildings (with CSA# and Alberta Label#)	\$350.00
Foundation only	\$500.00
CONSTRUCTION WATER (urban service area only)	
Residential single & semi-detached in zonings; R1A, R1B, R1C, R2A, R2B, R2C	\$265.53/unit (Maximum fee of \$1325)
Multi-residential/Commercial/Industrial/Institutional	\$ 2.66/\$1000 building value (Maximum fee of \$1325)
SURFACE DRAINAGE INSPECTION	
Single family residence	\$150.00
Duplex (Semi-detached)	\$200.00
Multi-family for up to 3 units	\$220.00 + GST
Each additional ground level unit	\$ 50.00 + GST
Commercial/Industrial first landscaped hectare	\$220.00/ha + GST (Maximum fee \$1100)
Each additional landscaped hectare	\$220.00/ha + GST

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MISCELLANEOUS/OTHER	
Sprinkler systems (under separate permit)	\$ 75.00 + \$0.65/head
Wet or dry standpipe systems (under separate permit)	\$ 75.00 + \$5.25/hose connection
Retaining walls (1m or higher)	\$ 75.00
Inspection on request or re-inspection (includes daycare)	\$180.00 + GST when no permit issued
Inspections outside County boundaries	\$180.00 + \$110/hr for time outside the county + Mileage outside the county (based on county's mileage chart) + GST when no permit issued
Occupancy without Final Occupancy Inspection	50% of original permit fee (Minimum fee \$500)
Failure to call for required inspection	5% of original fee (Minimum fee \$180)
Residential solar installations	\$ 75.00
Commercial/Industrial solar installations	\$3.00/\$1000 job value (Minimum fee \$120)
Re-submission/re-examination of plans – revisions	\$150.00 or 50% of original fee, whichever is less
Demolition	
Garage or accessory building	\$ 75.00
Dwelling (single, duplex, triplex, townhouse)	\$150.00
Commercial, industrial, institutional, residential (other than above)	\$300.00
Photocopy Fees	\$0.30 / Page + GST (Minimum fee \$25.00 when plans are greater than 11" x 17")
Permit renewal fee	50% of original fee
Penalty for construction prior to permit issuance (application made)	1.5 x original fee
Penalty for construction without permit application	2 x original fee
Variance to commercial, industrial, institutional, and residential (other than single family, duplex, triplex or townhouse)	\$300.00 (in addition to applicable permit fees)
ALBERTA SAFETY CODES COUNCIL FEE	
Fee is calculated on the base building permit fee (not including fees paid for surface drainage and construction water) and applies to all building permit applications. Strathcona County is legislated to collect this fee to submit to the Alberta Safety Codes Council.	4% of the permit fee (Minimum \$4.50, maximum \$560)

In the event of a discrepancy or for further information and clarification, see 2022 Fees, Rates & Charges Bylaw.