



DEVELOPMENT PERMIT APPLICATION RESIDENTIAL / HOME OCCUPATION

Infrastructure & Planning, 1 Alexandra Park, Leduc, AB T9E 4C4
Telephone: 780-980-7124 | Fax: 780-980-7127 | Email: planning@leduc.ca

Project Location's Municipal Address: _____

Project Legal Description:

Plan _____

Block _____

Lot _____

- or -

Sec _____ Twp _____ Rge _____ Meridian _____

Land Use District _____

OFFICE USE ONLY

Application Received Date: _____

Application Number: _____

Application Fee: _____

EXISTING USE OF LAND/BUILDING:

DESCRIPTION OF WORK: New Construction Addition Other (specify) _____

PROPOSED DEVELOPMENT OR USE:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Single Detached | <input type="checkbox"/> Show Home | <input type="checkbox"/> Shed | <input type="checkbox"/> Secondary Suite within a Single Detached Dwelling |
| <input type="checkbox"/> Duplex (side by side) | <input type="checkbox"/> Garage Suite Dwelling | <input type="checkbox"/> Uncovered Deck
Height (m) _____
Area (m ²) _____ | <input type="checkbox"/> Mixed Residential Project |
| <input type="checkbox"/> Duplex (up/down) | <input type="checkbox"/> Garden Suite Dwelling | <input type="checkbox"/> Covered Deck
Height (m) _____
Area (m ²) _____ | <input type="checkbox"/> Townhouse (3-6 units):
of Dwelling Units _____ |
| <input type="checkbox"/> Fourplex | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Apartment:
of Suites _____ |
| <input type="checkbox"/> Triplex | <input type="checkbox"/> Gazebo | | |
| <input type="checkbox"/> Manufactured Home | <input type="checkbox"/> Home Occupation | | |
| | <input type="checkbox"/> Detached Garage | | |
| <input type="checkbox"/> Other (specify) _____ | | | |

REGISTERED PROPERTY OWNER

Property Owner's Name: _____

Address: _____ Postal Code: _____

Phone: _____ Mobile: _____ Fax: _____

Email: _____

APPLICANT INFORMATION (if not the same as registered land owner)

I have been designated as the representative of the property owner
(written consent required to be attached to this application)

Applicant Name: _____ Company Name: _____

Address: _____ Postal Code: _____

Phone: _____ Mobile: _____ Fax: _____

Email: _____

City of Leduc Bus. Lic. # (if applicable) _____

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VOLUNTARY WAIVER CLAUSE (where applicable.) It is understood that if this application is approved by the Development Officer, it may be appealed to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD. If such appeal is made the claim or right to compensation is hereby waived should any appeal result in this permit being modified or revoked.

I hereby give consent to any authorized person, pursuant to Section 542(1) of the MGA RSA 2000,C.M-26, as amended, to enter the said land/building.

Applicant's Signature: _____

Date: _____

FOIP Statement: The personal information requested on this form is being collected under the *Safety Codes Act* and the *Municipal Government Act* for issuing permits, safety codes compliance verification and monitoring, and property assessment purposes. The information is being collected in accordance with Section 33(c) of the *Freedom of Information and Protection of Privacy Act*. NOTE: The name of the permit holder and the nature of the permit is available to the public upon request. Questions regarding the collection of this personal information may be directed to the City Clerk at (780) 980-7177 at #1 Alexandra Park, Leduc, AB, T9E 4C4.



BUILDING PERMIT APPLICATION

Infrastructure & Planning, 1 Alexandra Park, Leduc, AB T9E 4C4
Telephone: 780-980-7124 | Fax: 780-980-7127 | Email: planning@leduc.ca

Project Municipal Address: _____

Project Legal Description: _____

Plan _____

Block _____

Lot _____

OFFICE USE ONLY

Application Received Date: _____

Application Number: _____

RESIDENTIAL

USE OF OCCUPANCY:

Single Detached Dwelling Duplex Dwelling Townhouse (3 to 6 Units) Other (Specify) _____

TYPE OF WORK:

New Home Construction / New Home Warranty Registration #: _____

New Construction Only - Area (m²)

1st Floor	2nd Storey	Attached Garage	Detached Garage	Basement Development

- Deck
- Shed
- Swimming Pool
- Covered Deck
- Detached Garage
- Addition
- Secondary Suite
- Alteration
- Basement Development
- Wood Stove / Fireplace
- Hot Tub
- Demolition
- Manufactured Home | Alberta Label # _____
- Other / Specify: _____

Total Area (m²): _____ Market Value of Project (\$): _____

Description of Work: _____

COMMERCIAL / INDUSTRIAL / MULTI-RESIDENTIAL

USE OF OCCUPANCY:

Commercial Industrial Institutional / Government Multi-Residential / No. of Residential Units: _____

TYPE OF WORK:

New Construction Foundation Demolition Addition Alteration

New Construction Only

No. of Floors	Area of Largest Floor (m ²)	Total Area (m ²)

Addition Only

Total Area (m ²)

Alteration Only

Total Area (m ²)

Market Value of Project (\$): _____

Description of Work: _____



BUILDING PERMIT APPLICATION

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Property Owner's Name: _____
Address: _____ Postal Code: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____

APPLICANT

Applicant is Homeowner:

Fill out if different from Property Owner:

Name: _____
Address: _____ Postal Code: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____

Interest of Applicant: _____

I hereby accept responsibility to have the installation completed in accordance with the requirements of the *Safety Codes Act, Code, and Regulations*. I accept responsibility to ensure that the installation is inspected by a Safety Codes Officer prior to concealing any work, and upon completion of the installation. Neither the granting of a permit, nor inspections by a Safety Codes Officer shall in anyway relieve the Contractor from full responsibility for carrying out the work in accordance with the *Safety Codes Act, Codes, and Regulations* pursuant to the Act.

Signature: _____ Date: _____

Contractor's Company Name: _____
City of Leduc Business Licence #: _____
Address: _____
Postal Code: _____ Phone: _____ Fax: _____
Email: _____

WHEN APPLYING FOR A COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL/GOVERNMENT USE, PLEASE COMPLETE FORM B "BUSINESS INFORMATION FORM" (attached)

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ATTACHED DECK

Civic Address _____ Legal _____

Applicant's Name (print) _____ Signature _____

Deck Construction Details

Deck Floor above Ground Height (A) _____

Guardrail Height (B) _____

Joist Span (C) _____ Joist Size (D) _____ Spacing (E) _____

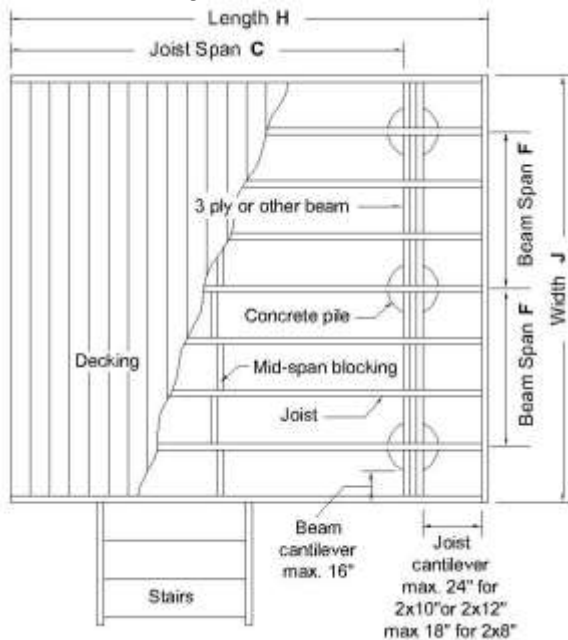
Post/Pile Spacing (F) _____ Beam Size (G) _____

Deck Length (H) _____ Deck Width (J) _____

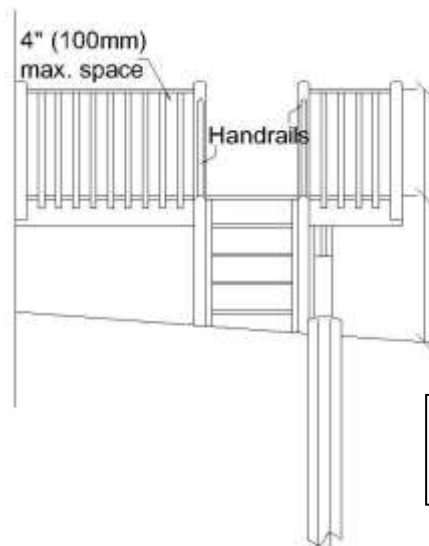
Decking Material _____

Additional Information _____

Framing Details

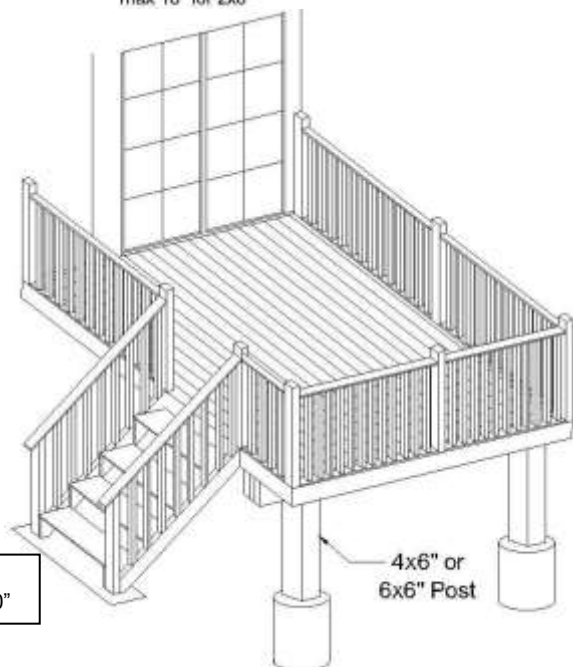


Guardrail Design



NOTE: If the floor to ground distance is more than 6', (A) the guard height (B) is 42" (1.07m) minimum. If the distance (A) is less than 6', the guard height (B) is 36" (915mm) minimum. If the distance (A) is less than 2', no guard is required.

Concrete Piles:
12" in diameter x 12' deep complete with 2 - 15 m rebar



STAIRS: Maximum rise = 8"
Min. step/tread = 10"

Maximum Joist Spans

Joist Size (D)	Span (C) (E) 16" o/c	Span (C) (E) 24" o/c
2x8"	11'- 0"	10'- 6"
2x10"	13'- 0"	12'- 4"
2x12"	14'-10"	14'- 1"

Lumber Grade: SPF No. 1 & 2

Maximum Beam Spans

Beam Size (G)	Post/Pile Spacing (F)
3-2x8"	10'- 1"
3-2x10"	12'- 10"
3-2x12"	15'- 0"

The Owner and Contractor shall be responsible to ensure that all Construction or Work conforms to the requirements of the Alberta Building Code 2006 and the Safety Codes Act. The following list can be used as a guideline for conformance of construction.

- The Owner or Contractor shall contact the Safety Codes Officer for a Final Inspection prior to any Use of the Deck.
- The Lumber that is used shall be Graded Lumber identified with Grade Stamp on each piece of Lumber.
- The Structural Wood members shall be pressure treated, or treated with a wood preservative, where they are in contact with the ground or the vertical distance between the Wood and ground is less than 150 mm (6").
- The Rise and Run of the Deck Stairs shall be Uniform and each Stair Rise shall be equal with no Stair Rise greater than 200 mm (8"). The Minimum Stair Tread shall be not less than 235 mm (10").
- One Handrail is required for Exterior Stairs having more than 3 Risers (Steps).
- The Handrails shall be constructed to be graspable and to be continually throughout the length of the Stairs.
- The Guards for the Deck shall be not less than 900 mm (36") measured from the top of the Deck to the top of the Guards. If the floor to ground distance is more than 1.8 m (6 ft), the guard height shall be 1.07 m (42") minimum.
- The spaces between the Balusters for the Guards shall not be greater than 100 mm (4").
- The Guards for the Deck shall be designed so that no framing member, attachment or openings will facilitate climbing.
- The Exterior Wooden Stairs Stringers shall have a minimum effective depth of 90 mm (3 ½") and an overall depth of not less than 235 mm (10"). The Stair Stringers shall be spaced not more than 900 mm (36") on centre.
- Where the Deck Joists are framed to the home, the Deck Joists shall be supported by a ledger board or metal joist hangers.
- The Foundation for the Deck shall be supported with Concrete Piles, and these Piles shall be 305 mm (12") in diameter by 3.66 m (12 ft) deep and be reinforced with 2-15M vertical bars full length of the Piles.
- Steel Piles shall be installed in accordance with Engineered Plans and Specifications approved a Professional Engineer. The Steel Pile installer shall create a Pile Inspection Report. The Pile Inspection Report shall denote the Pile Hole Locations, the Pile Holes Sizes, the Pile Torque and Depth readings for each Steel Pile. The Contractor shall submit the Steel Pile Installation Inspection Report to our office for review and approval.
- The Wood Columns that are supporting the Deck Beams shall be treated wood that is at least (4"x 6") Columns or Posts to support the 3 Ply Beams.
- The Wood Columns that are supporting the Deck Beams shall be fastened and secured to the foundation to resist uplift and prevent lateral movement.
- The Wood Beams for the Deck shall consist of a minimum 3 Ply Wood Beam with not less than 38 mm x 184 mm (2"x 8") material installed on edge.
- The 2x10" and 2x12" Deck Joists shall not be cantilevered more than 600 mm (24") beyond the beam. 2x8" Deck Joists shall not be cantilevered more than 450 mm (18") beyond the beam.