

Basement Development Conditional Building Permit Requirements

Applicant Acknowledgement

I, _____(print name) here by acknowledge that by attaching this to my signed permit application; that my permit will be issued with only a general plan review provided. I am aware of my responsibility to construct the basement development to comply with code requirements. Any deficiency(s) identified at the time of site inspection will be corrected in a timely manner.

_____(Signature) I have reviewed this document and confirm my project does not contain any of the items that **require a complete plans review by a Building Safety Codes Officer.**

Submitted Documentation includes a minimum of:

- floor plan showing layout of new walls, bathrooms, bedrooms, windows, and doors
- has the Private Sewage Disposal System (PSDS) system been sized for more bedrooms
- window well size serving bedrooms

Documentation provided will be reviewed in conjunction with construction at the time of site inspection.

Required Inspections

Required inspection(s) will be printed on your issued permit. It is the responsibility of the applicant to call for all required inspection(s) PRIOR TO COVERING. If you have questions, don't hesitate to get in touch with OUR OFFICE AT (780) 454 5048 or EMAIL US AT general@inspectionsgroup.com

NOTE: Below is a general overview of code requirements that will be emphasized at the time of inspection. Inspection may identify additional requirements as determined by the Safety Codes Officer at time of inspection.

Code Requirements – National Building Code: Alberta Edition 2019

- 1) Interconnection of Smoke Alarms: All new smoke alarms must be interconnected, which ensures all alarms in the house activate, allowing occupants to be made aware of the hazard.

Code Origin: Sentence 9.10.9.5.(1), Part 9, Division B

- 2) Smoke Alarms: At least one smoke alarm is required on each storey of a house, and in every hallway that serves a bedroom(s), and within each bedroom. All Smoke alarms installed within a building are required to be interconnected.

Code Origin: Subclause 9.10.19.3.(1)(b)(ii), Part 9, Division B

- 3) Bedroom Smoke Alarms: Each bedroom must have a smoke alarm.

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Code Origin: Subclause 9.10.19.3.(1)(b)(i), Part 9, Division B

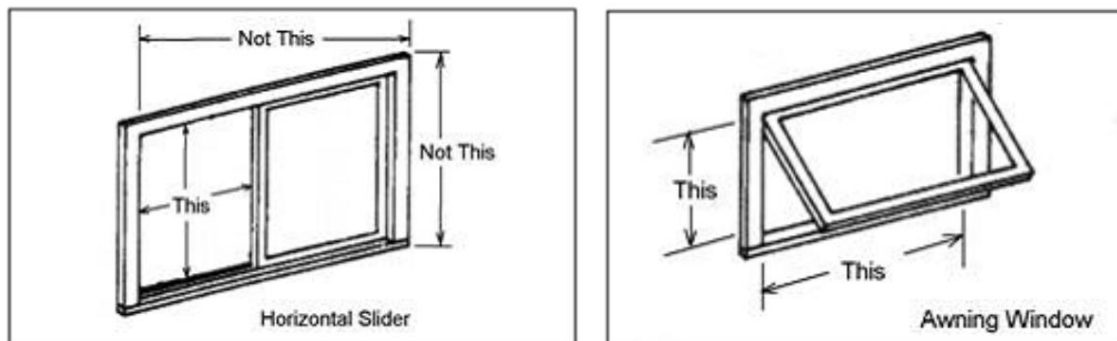
- 4) Carbon Monoxide (CO) Alarm: A CO alarm needs to be installed either inside each bedroom, or outside the bedroom(s) within five metres (16'-4") of each bedroom door.

Code Origin: Sentence 9.32.3.9.(4), Part 9, Division B

- 5) Bedroom Egress Windows: To allow for safe egress in the event of an emergency, the openable area of the egress window needs to be at least 3.75 ft² (0.35 m²), and with no dimension (height, length) less than 15" (380mm). This window must be openable from the inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware. Hopper windows are not permissible, must be of an awning, slider, or casement type.

BEDROOM WINDOW EGRESS

Bedroom windows must be sized so that they can be used as a direction of escape in case of fire. Each bedroom must have a window that opens from the inside without the use of tools or special knowledge and has an unobstructed area when open of at least 0.35 m² or 3.75 ft². (minimum dimension of opening, (width or height), allowed is 380mm or 15") (Division B Article 9.7.1.2).



The critical area of a bedroom window is the open area that is free and clear of obstruction when open fully.

Code Origin: Article 9.9.10.1., Part 9, Division B

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- 6) Bedroom Egress Window Wells: When a bedroom egress window opens into a window well, the must be a depth of 760mm (30") from the outside edge of the window when opened, to the inside of the window well.

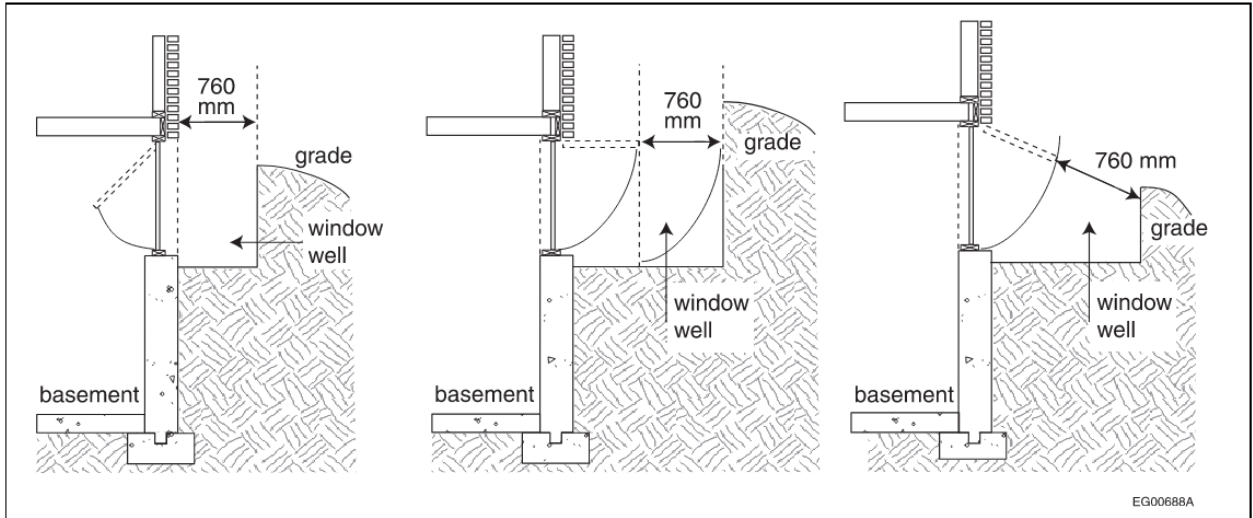


Figure A-9.9.10.1.(3)
Windows providing a means of escape that open into a window well

Code Origin: Sentence 9.9.10.1.(3), Division B, Part 9

- 7) Bathroom Fans: All bathrooms require a ventilation fan with a minimum capacity of 25 litres a second (53.0 CFM). HRV fans with this minimum capacity are acceptable, however an outlet with diffuser must be located in the bathroom.

Code Origin: Sentence 9.32.3.7.(4), Division B, Part 9

- 8) Stair Handrails and/or Guardrails: Enclosed stairs (stairs with full-height walls on both sides), require a handrail on one side of the stair. The allowable height of the handrail is 865mm (34") minimum to a maximum of 1070mm (42"). The support brackets that attach the handrail to the wall must be located 300mm (12") or less from each end of the handrail, with the middle brackets spaced a maximum of 1.2m (4'-0") or less. If the stair is interrupted by a landing, the landing does not require a handrail.

If the stairs are not enclosed and the height of the stairs is greater than 600mm (24"), guardrails are required to prevent falling. Guards are required to be a minimum of 36" high, with the spindles separated by no more than 100mm (4").

Code Origin: Subsections 9.8.7. (Handrails) and 9.8.8. (Guards), Division B, Part 9

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- 9) Minimum Doorway Sizes: The minimum doorway sizes vary depending on the room the door serves.

810mm (32") doors are required for stairway doors, and utility rooms. This is to ensure a minimum 32" path of travel from the utility room to the front door.

600mm (24") doorways are required for bathrooms and walk-in closets.

760mm (30") doorways are required for all other rooms.

Code Origin: Table 9.5.5.1., Division B, Part 9

- 10) Fireplaces: Electric fireplaces built in a factory must conform to the CAN/ULC-S610-M standard, "Factory-Built Fireplaces" and the installation must follow the manufacturer's installation guidelines. Proof of standard certification can be found on the manufacturer's installation guidelines, on the product packaging, and/or other product data. Wood stoves must follow the document specific to that subject matter. The installation instructions are required to be on site at the time of inspection.

Code Origin: Article 9.22.8.1., Division B, Part 9

- 11) Clothes Dryer Venting: The venting must be accessible for cleaning, be vented directly to the outside, and is not permitted to have a screen of any kind.

Code Origin: Sentence 9.32.1.3.(2), Division B, Part 9

Free downloadable PDF copy of the National Building Code: Alberta Edition is available from the National Research Council. <https://nrc-publications.canada.ca/eng/view/ft/?id=3e93ecc7-7ad6-43ff-ac1e-89c0d033b8aa> The PDF is hyperlinked and searchable.