

Obtaining Approval

When planning to remove a building or portion of a building structure from private property, demolition approval must be obtained by submitting a complete application for a Demolition Permit at the Development Services department.

The demolition permit application can also be found at:

<https://stalbert.ca/home/property/building-inspections/>

Fire Safety Plan

A fire safety plan shall be prepared for the site and shall include:

- A site plan depicting the location and relationship of neighbouring properties to the location of muster points, fire hydrants, and fire department access routes
- The designation and organization of site personnel to carry out fire safety duties, including a fire watch services if applicable
- The emergency procedures to be followed in the event of a fire including initiating a fire warning:
 - notifying the fire department
 - instructing site personnel on the procedures to be followed once the warning has been initiated
 - confining, controlling and extinguishing the fire
- Measures for controlling fire hazards in and around the buildings
- A maintenance procedure for firefighting measures required for all of Section 5.6 of the *National Fire Code – 2019 Alberta Edition*.

Who Can Apply for a Permit?

An application for a development permit shall be made by the registered owner of the land in which the development is being proposed, by a person having a registered interest in the land, or a person with written consent of the owner to make an application on their behalf.

For Contractors

A contractor must possess a City of St. Albert Business License when applying for permits

Call Before You Dig!

To have buried utilities located call 1-800-242-3447.

In addition to a building permit you may also require
On Street Construction Permit /
Water & Sewer Permit / Utility Termination

For further information regarding permit applications and the Alberta building regulations, please contact Building Inspection Services at 780-418-6601

WHERE TO APPLY

Permit application forms are available from the City of St. Albert website at:

<https://stalbert.ca/dev/planning/applications/>

or application forms can also be obtained by contacting the office below and may be submitted to:

Development Services Department
2nd Floor, St. Albert Place
5 St. Anne St.
St. Albert, AB T8N 3Z9
Office Hours: 8:00am -5:00pm

Permit payment may be made by cash, cheque, credit card or debit card

For more information, call 780-459-1642



DEMOLITIONS

INFORMATION ON HOW TO APPLY FOR A DEMOLITION PERMIT



Building Inspection Services

Demolition / Site Inspections

When a demolition permit is issued, several conditions are applied to the permit, including the requirement for pre-site and post-site inspections by a City representative or Safety Codes Officer. This is to verify if the property is in compliance with the Land Use Bylaw, the National Building Code – 2019 Alberta Edition, and to document the condition of adjacent City infrastructure. The owner of the property is responsible for ensuring City owned infrastructure is protected from damage throughout the demolition and future construction processes.

To request a pre-site inspection, call Public Works, Operations Supervisor at 780-459-1557 a minimum 72 hours prior to moving equipment onto the site.

Inspections will be completed within 48 hours from the time the inspection is scheduled.

Clear all snow, soil or debris from the City sidewalk prior to calling for inspection.

Utility disconnections shall be completed by qualified tradespersons. Obtain written verification from all utility representatives when safe termination of services is complete.

Utility Contact Information

Water Shut-Off

- Public Works - Utilities Services
780-459-1557

Gas Service

- ATCO Gas 780-310-5678

Electrical Service

- Fortis Alberta 780-310-9473

Building Permits

A building permit is required for the demolition of any building structure in the City.

A Safety Codes Officer will review your permit application for compliance with the National Building Code – 2019 Alberta Edition. Important information will be added where necessary. A permit will then be issued and forwarded to your mailing address.

Contact Building Inspection Services at 780-418-6601 at least 24 hours in advance.

Where demolition of a building structure involves access through or over City property, extended use of street area or traffic disruption, an On-Street Construction Permit must be obtained. See the City website at: <https://stalbert.ca/city/approvals/oscp/> for further information.

Prior to demolition of a building connected to City water and sewer services, the condition of the City sewer piping to the building must be video inspected. Utilities Services will review the video to examine the condition of the sewer service and determine the next steps required for future use or repairs to the sewer service.

In some cases, an insurance company will be coordinating the clean-up of fire or flood damaged structures and must also comply with the attached information.

Inspection of the Demolition must be requested upon completion of demolition.

It is the property owner's responsibility to obtain all required permits prior to commencement of the work and to ensure all work complies with Part 8 of the National Building Code – 2019 Alberta Edition

Demolition Checklist

Call for an inspection when the demolition is complete (780-418-6601).

Safety measures at construction and demolition sites shall comply with Part 8 of the National Building Code – 2019 Alberta Edition.

All utilities shall be disconnected and terminated safely prior to demolition.

The excavation must be backfilled and the site cleared of debris immediately upon completion of the demolition.

No open excavations or pits shall be left unfenced or unguarded. Excavations shall be kept reasonably clear of water so as not to endanger the safety of the public or to create conditions hazardous to health.

Provisions shall be made at all times for the safe passage of pedestrian and vehicular traffic past the site.

All sidewalks, streets or other public property that have been damaged shall be restored to a safe condition to the satisfaction of Engineering Services.

If the stability of adjoining structures, walks, walls or services may be endangered by the work of excavating, adequate underpinning, shoring and bracing shall be provided to prevent damage to, or movement of, any part of the adjoining property, or the creation of a hazard to the public.

Demolition or alterations to any buildings containing asbestos which has the potential for releasing asbestos fibres requires separate permit and approvals which must be obtained through Workplace Health & Safety before any work commences. Call 1-866-415-8690 for further information.