

BUILDING PERMIT (CONT'D)

- Perimeter foundation walls are to be insulated from the top to at least 600 mm (23 ½ ") below finished ground level. The thermal resistance value is to be not less than 1.4 (R-8)
- Insulation located in areas where it may be subject to mechanical damage is to be protected by a covering such as gypsum board, plywood, particle board, etc.

OTHER PERMITS

It is the property owner's responsibility to ensure all required permits (i.e. electrical, gas, plumbing, etc.) are obtained prior to commencement of the work.

APPLICATION FEES

Up to date development and building permit application fees can be found:

Online: www.chestermere.ca

In person or by phone:

The Town of Chestermere
Development Services
105 Marina Road
Chestermere, AB T1X 1V7
Telephone: 403-207-7075
Facsimile: 403-207-2817
Monday to Friday 9 AM – 4 PM

WARNING! It is the responsibility of the applicant to ensure that the work being carried out does not contravene the requirements of restrictive covenants, caveats, or any other restrictions that are registered against the property.

DEVELOPING A RESIDENTIAL BASEMENT

Town of Chestermere
Development Services



This pamphlet is published as a public information service. It has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect.

June 2011

DEVELOPING A RESIDENTIAL BASEMENT

The Town of Chestermere's *Land Use Bylaw 022-10*, as amended, establishes regulations for developing a residential basement. **Basements may not be developed for the purpose of creating additional dwelling units.**

DEVELOPMENT PERMIT

A development permit is not usually required for a basement development, unless a cantilever is required for a new fireplace or any new construction outside the original foundation. However an application must be made for a building permit, which is now reviewed in-house.

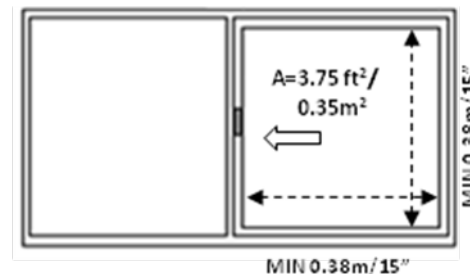
NOTE: The Town of Chestermere has a designated Building Safety Codes Officer on staff for all permit reviews and inspections. Specific questions related to basement development should be directed to the Town's Building Safety Codes Officer. You may also call the Town to request for your building inspection.

Construction must begin within 90 days of the issuance of the building permit, and is valid for 2 years from the date of approval. Extensions may be applied for before the expiry date in the Development Services Department at the Town of Chestermere.

Please provide **three (3) copies** of the basement development floor plans showing the following:

- all rooms must be labelled
- type of wall construction
- location and size of all doors (furnace room door must be a minimum of 0.81m/2.65 ft wide)
- **location and size of all windows (bedroom windows must meet both requirements of a minimum openable dimension of 0.38m/15" and a minimum openable area of 0.35m²/3.75ft²) – see Figure 1**

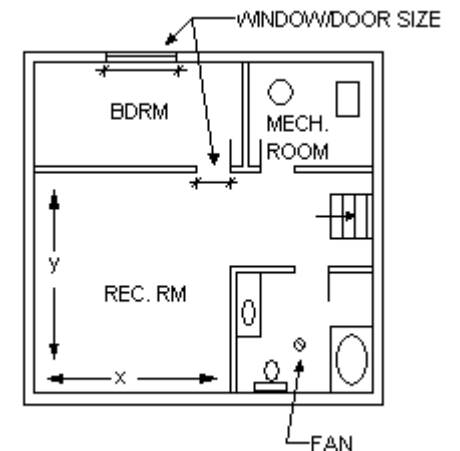
Figure 1. Basement Window Requirements for Habitable Rooms (Example Only)



- location of fireplace, if applicable, and any construction required for fireplace cantilevers
- location of bathroom fan, if a bathroom is proposed

- location of smoke alarm/Carbon Monoxide detector – must be hard wired within 5m of bedroom
- location of air duct to basement
- return air must be provided to each habitable room by a duct, vent, or a minimum 2.5cm/1" space under the door
- dimensions of each room
- additional information as requested by a Building Safety Codes Officer prior to the issuance of a permit

Figure 2. Basement Development Floor Plan (Example Only)



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