

CONSOLIDATION OF A BYLAW OF THE CITY OF LETHBRIDGE
PASSED PURSUANT TO THE PROVISIONS OF
THE SAFETY CODES ACT OF ALBERTA

WHEREAS the Legislature of the Province of Alberta has passed the Safety Codes Act, Chapter S-1 2000, Revised Statutes of Alberta, as amended;

AND WHEREAS the City of Lethbridge is an accredited municipality;

AND WHEREAS pursuant to Section 66(3) of the Safety Codes Act, the City of Lethbridge as an accredited municipality may make Bylaws;

- (a) Respecting fees for anything issued or any material or service provided pursuant to this Act, and
- (b) Respecting the carrying out of its powers and duties as an accredited municipality.

NOW THEREFORE, THE COUNCIL OF THE CITY OF LETHBRIDGE, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. This Bylaw shall be known as “The City of Lethbridge Plumbing Permit Bylaw”
2. In this Bylaw:
 - (a) “ACT” means The Safety Codes Act, Statues of Alberta as amended.
 - (b) “ACCREDITED MUNICIPALITY” means a municipality that is designated as an accredited municipality pursuant to the Safety Codes Act
 - (c) “SAFETY CODES OFFICER” means an individual designated as a Safety Codes Officer pursuant to the Safety Codes Act.
 - (d) All definitions contained in the Safety Codes Act shall have a similar meaning when used in this Bylaw.
3. It is the purpose of this Bylaw to stipulate the conditions, requirements and fees for permits for plumbing installations within the City of Lethbridge.

4. (1) Safety Codes Officers are hereby authorized and directed to enforce all provisions of the Bylaw.
 - (2) The Manager, Building Safety and Inspection Services shall keep an accurate account of all permits issued and all fees collected and received under this Bylaw.
5. (1) No person shall install, renew, remove or change any plumbing equipment or a plumbing system without first obtaining a permit from a Safety Codes Officer to do so.
6. Only the following shall be eligible to apply for an obtain plumbing permits:
 - (a) A plumbing contractor who is in possession of a valid certificate of proficiency (Journeyman status) in the plumbing trade, as issued by the Apprenticeship and Industry Training Division of the Advanced Education and Technology Department of the Province of Alberta, and who is also the legal holder of a Business Licence issued by the City of Lethbridge.
 - (b) A firm, company or corporation which employs a person as described in (a).
 - (c) A person who, in the opinion of the authority having jurisdiction, is competent with carrying out personally, any plumbing in a detached single family dwelling which is owned and occupied by that person.
 - (d) The conditions outlined in clause (c) do not apply to secondary suites.
 - (e) Solar heating installations which include plumbing components must be installed by a license plumbing contractor.
7. (1) Every application for a plumbing permit shall:
 - (a) Be made in the form prescribed by the Authority having jurisdiction;
 - (b) Include sufficient copies as requested of the specifications and scaled drawings showing the work to be carried out.
 - (c) Contain any and all other information necessary to establish compliance with this Bylaw or as required by the Safety Codes Officer.

B/L 5793

26/11/12

8. Where an application for a permit has been made and the proposed work set out in the application conforms to this Bylaw, the Act and all other applicable Bylaws and Acts, the Authority having jurisdiction shall issue the permit for which the application is made, provided the appropriate fees have been submitted.
9. Every permit issued by a Safety Codes Officer shall expire and become null and void if the work authorized by the permit is not commenced within ninety (90) days from the date of permit issuance, or if the work authorized by the permit is suspended or abandoned for a period of one hundred and twenty (120) days at any time after the work is commenced.
10. If it appears to a Safety Codes Officer that special circumstances exist, he may extend the period of validity of the building permit when a written request with a satisfactory explanation is submitted with the prescribed fee.
11. The Safety Codes Officer may refuse to issue further permits to a person who fails to obtain a permit for previous work, until such permit has been obtained by that person along with the prescribed fee.
12. Notwithstanding any other provisions contained in this Bylaw a Safety Codes Officer, upon receiving an application for a permit required by this Bylaw, may grant permission for the applicant to carry out preparatory operations before plans are thoroughly examined and approved and before a permit required hereunder is issued if it appears to him that there will be no requirement for any change in the size or position of the system.
13. The Safety Codes Officer may refuse to issue further permits to an applicant who is in contravention of the requirements of the City of Lethbridge Quality Management Plan, including incomplete projects.
14. Notwithstanding permission given by a Safety Codes Officer to allow preparatory operations to be carried out on a plumbing system before a permit is issued, the applicant:
 - (a) Shall not in carrying out the preparatory work contravene any provision of this Bylaw, any other Bylaw of the City or the Act.
 - (b) Shall not proceed beyond the stage of operations indicated by the Safety Codes Officer; and

- (c) Shall be solely liable for all loss or expense incurred by him in the event that subsequent examination of the plans and application indicates that the system may not, in fact, be installed as shown.
15. (1) No person shall without prior consent, in writing, of a Safety Codes Officer:
- (a) Alter, erase or modify any drawing or specifications included with an application for a permit made pursuant to this Bylaw; or
 - (b) Perform any work differing from or enlarging the work for which a permit has been issued pursuant to this Bylaw or temporary permission has been given pursuant to Section 12.
 - (c) Breach of any of the conditions upon which the permit is issued.
- (2) If before the work has been commenced or during the progress thereof it is desired to deviate from the application, approved drawings or specifications, notice of such intention to deviate shall be made in writing to a Safety Codes Officer whose consent shall be obtained before such deviation may be made.
- (3) If a Safety Codes Officer after receiving a notice of intention to deviate pursuant to Subsection (2) considers it necessary, a new revised application together with new or revised drawings and specifications along with the prescribed fee or as the Safety Codes Officer may deem necessary or desirable shall be furnished before a revised permit or consent to a deviation to an existing permit is issued by a Safety Codes Officer.
16. (1) A Safety Codes Officer may be notice in writing suspend or revoke a permit if the permit has been issued:
- (a) In error
 - (b) On the basis of incorrect information supplied
 - (c) In contravention of any provision of the Act or of this Bylaw
- (2) Any person who tenders a permit fee pursuant to this Bylaw and is subsequently unable to do the work set out in the permit and who has not started the work, may for a period of ninety (90) days from the date of the permit request, in writing, that his permit be cancelled. Should the permit be

cancelled, a refund of one-half (1/2) of the permit fee shall be made. A minimum of ONE HUNDRED (\$100.00) DOLLARS will be retained.

17. (1) If no work has been started before the issuance of a permit, the fee for the permit for the relocation, construction or demolition shall be as set out in the attached Schedule "A" and Schedule "B" which form a part of this Bylaw.
 - (2) A Safety Codes Officer may place a value on the cost of the work for the purpose of determining the permit fee. In determining such fee, a Safety Codes Officer may require an applicant to submit an executed contract or bona fide estimate of the cost of the work when submitting the application.
 - (3) The fee for each permit shall be paid at the time the application is submitted.
 - (4) If the documents submitted for the application for a permit contain substantial errors or omissions and the documents have to be re-submitted for examination, a fee equal to one quarter (¼) of the amount required under Subsection (3) may be charged for each and every re-examination.
 - (5) If any work, including excavation, has been started before the issuance of a permit or verbal permission to proceed has been granted by the Safety Codes Officer, the permit fee shall be double the fee required by the Subsection (3), (4), or (5).
18. Any person or corporation guilty of an infraction or breach of any of the provisions of this Bylaw shall upon conviction be liable to a fine not exceeding TEN THOUSAND (\$10,000.00) DOLLARS.
 19. It is the intention of the City Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of City Council that if any provisions of this Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

B/L 5793
26/11/12

17. This Bylaw shall come into force and effect on the 1st of January, 2013.

SCHEDULE "A"
RESIDENTIAL PLUMBING PERMIT FEES

- | | | |
|----|---|----------|
| 1. | For each installation a minimum fee of Fifty-five (\$55.00) Dollars will be charged for the first four outlets and Ten (\$10.00) Dollars for each additional outlet thereafter. | |
| 2. | For each residential storm sewer connection: | \$60.00 |
| 3. | For each residential sanitary sewer connection: | \$60.00 |
| 4. | For each water service connection: | \$60.00 |
| 5. | For each installation of a mobile or modular home connection: | \$60.00 |
| 6. | For each testable backflow prevention device installed in a single or two family dwelling unit: | \$ 35.00 |
| 7. | Optional below grade inspection | \$100.00 |
| 8. | Residential New Installations: | |
| | New Single Family Resident with 1 bathroom group | \$175.00 |
| | New Single Family Residence with 2 bathroom groups | \$210.00 |
| | New Single Family Residence with 3 bathroom groups | \$245.00 |
| | New Single Family Residence with 4 bathroom groups | \$275.00 |
| | New Single Family Residence with 5 bathroom groups | \$310.00 |

Residential new installation values include all basic residential fixtures.

SCHEDULE “B”
COMMERCIAL PLUMBING PERMIT FEES

1. For each installation a minimum fee of Fifty-five (\$55.00) dollars will be charged for the first four outlets and Ten (\$10.00) for each additional outlet thereafter.
2. For each installation of a sanitary sewer; \$60.00
3. For each water service connection; \$60.00
4. For each testable backflow prevention device installed in other than a single or two family dwelling unit; \$35.00
5. For each water connection serving a sprinkler or standpipe system; \$60.00
6. For each fire hydrant installed on private property; \$60.00
7. For each installation of a storm sewer; \$60.00
8. For each catch basin, manhole or roof drain; \$16.00
9. For each installation of a private sewage disposal system; \$110.00
10. For each fire hose cabinet; \$ 33.00
11. For each fire pump; \$130.00
12. For each installation or alteration to any automatic fire suppression System zone or part thereof; \$ 80.00
13. For each Fire suppression system head; \$ 0.80

ADDITIONAL FEES

1. When an inspection is requested and the Safety Codes Officer finds the work is not ready for inspection, or the work or equipment does not meet the required standards, or the Safety Codes officer is unable to gain access for the inspection, an additional charge of \$200.00 for the first recalled inspection, \$400.00 for the

second recalled inspection, and \$600.00 for the third and subsequent inspections.

2. When a Safety Codes Officer finds that work has commenced before a permit has been obtained, the permit shall be double the amount as set out in Schedule “A” and Schedule “B”.
3. When an applicant submits a request pursuant to section 15(2), the Safety Codes Officer may impose an additional permit fee for residential permits not to exceed \$150.00, and for commercial permits not to exceed \$5000.00.