



Medicine Hat
The Gas City

**PLANNING, BUILDING &
DEVELOPMENT SERVICES**

580 - 1 Street SE
Medicine Hat, Alberta T1A 8E6
Telephone: 403-529-8374 Fax: 403-502-8038
pbe@medicinehat.ca

NEWSLETTER

DECEMBER 2013

GENERAL

Commencing January 1st, 2014 the Safety Codes Department will be enforcing final grades for all new homes, duplexes, triplexes, etc.

All permit applications must be accompanied with site plans. The site plans must contain sufficient information such as dimensions from the property lines, the location of the proposed building on the site and to adjacent existing buildings on the property, top of footings, existing and finished ground levels to an established datum at or adjacent to the site, and in some cases access for firefighting.

Drainage shall be provided to the street or lane. Drainage to neighbouring properties will not be allowed. When curbs or retaining walls are necessary, they must be clearly shown on the site plan. When swales or ditches are required to provide drainage, they shall be identified with arrows.

A grade compliance report (site plan) from an Alberta Certified Surveyor will be required upon completion (prior to occupancy approval). Depending upon the time of year it may be difficult for final grades to be achieved. Should this be the case, the City will allow rough finish grades 4" to 6" below the established finished grades. The "rough" or "finished" grades shall be clearly defined on the submitted final grade compliance report.

AGAIN, THIS ONLY AFFECTS THOSE PROPERTIES WHERE THE PERMIT APPLICATION IS SUBMITTED AFTER JANUARY 1ST, 2014.

THE MANDATORY NEW HOME WARRANTY PROGRAM COMMENCES FEBRUARY 1ST, 2014. ALL PERMITS "RELEASED" AFTER FEBRUARY 1ST, 2014 "MUST" HAVE COVERAGE UNDER THE PROGRAM. COVERAGE APPLIES TO NEW RESIDENTIAL CONSTRUCTION (SINGLE FAMILY, DUPLEXES, TRIPLEXES, MULTI-FAMILY CONDOS, ETC.). SHOULD YOU WISH TO APPLY FOR PERMITS PRIOR TO THIS COMING INTO EFFECT IT IS CRITICAL THE APPLICATION BE SUBMITTED PRIOR TO JANUARY 18TH AS WE CANNOT GUARANTEE SUBMISSIONS AFTER THAT DATE WILL BE REVIEWED IN TIME. BOTH DP AND BP APPROVAL IS NECESSARY.

All permit applications for residential construction, to which the mandatory warranty applies, should be accompanied with documentation of coverage in order to expedite the release. If warranty coverage has not yet occurred at the time of the application, it will be the responsibility of the applicant to notify us and provide documentation for coverage once it is in place. We will continue to complete plan reviews in any event, but will be unable to release the permit until documentation of coverage is received.

For more information go to Municipal Affairs website: http://www.municipalaffairs.alberta.ca/alberta_home_warranties.cfm. We have been informed more information which directly relates to coverage, submittals, etc., will be on their website in early January of 2014.