



When applying for a Plumbing, Electrical or Gas Permit please be advised of the following guidelines on required site inspections

When applying as a CONTRACTOR:

Electrical: A Contractor Electrical permit allows you up to 2 electrical inspections depending on the scope of work.

- *Value of work under \$4,000* – An Electrical permit allows you ONE electrical inspection: Single Family Dwellings and Manufactured Housing. Public Institutions, Commercial, Industrial, Multi-Family Residential
- *Value of work over \$4,000* – An Electrical permit allows you TWO electrical inspections: Public Institutions, Commercial, Industrial, Multi-Family Residential and Annual Permits.

Gas:

- *Where BTU is greater than 400,000BTU* - A Gas Permit allows you a minimum of ONE gas inspection with the exception of Public Institutions, Commercial, Industrial, Multi-Family.
- Otherwise all permits require only ONE inspection.

Plumbing:

- *More than 10 fixtures* - A Plumbing Permit allows you a minimum of ONE plumbing inspection with the exception of Public Institutions, Commercial, Industrial, Multi-Family.
- Otherwise all permits require only ONE inspection.

When applying as a HOMEOWNER:

To apply for a Homeowner permit you must live in the house and be the registered owner. A Homeowner MAY NOT acquire any permits for a property that is being used as a REVENUE property (this includes multi-family dwellings and secondary suites).

Electrical: Your Homeowner Electrical Permit allows you to NO MORE than TWO inspections under one permit. If the Safety Codes Officer (Inspector) is unable to finalize your permit on the second inspection, you MUST obtain another electrical permit or pay a fee for each additional inspection required in order to close the permit.

Gas: Your Homeowner Gas Permit allows you to NO MORE than ONE inspection under one permit. If the Safety Codes Officer (Inspector) is unable to finalize your permit on that inspection, you MUST obtain another gas permit or pay a fee for each additional inspection required in order to close the permit.

Plumbing: Your Homeowner Plumbing Permit allows you a minimum of ONE inspection. 1 inspection is required for Single Family Residential with 5 fixtures or less and 2 inspections for Single Family Residential with more than 5 fixtures under one permit. If the Safety Codes Officer (Inspector) is unable to finalize your permit on the second inspection, you MUST obtain another plumbing permit or pay a fee for each additional inspection required in order to close the permit.

If the Safety Codes Officer (Inspector) is unable to finalize your permit on the final allowable inspection, that permit may be closed and you may be required to obtain another permit to finalize that project.

Homeowner's Electrical Permits ~ What you need to know

When is an electrical permit required?

- Installing, extending or altering any electrical branch circuit wiring.
- All new wiring installations within the Town of High River.
- For extra-low voltage lighting.

A person shall not start any undertaking for which a permit is required unless a permit has been issued.

Permit Eligibility

An individual (not a business) who is the registered legal owner on title of a single family home who resides in the dwelling where the electrical system serves only that dwelling.

A homeowner cannot alter, install or add to:

- Electrical consumer service (main service breaker / fuse compartment to utility connection).
- Permanent swimming pools.
- Solar photo voltaic systems.
- Secondary Suites.

Who is responsible?

The homeowner to whom the permit is issued is responsible for all wiring that is done under the electrical permit, regardless of who actually installs the wiring. A contractor doing electrical work must be licensed to do so and must obtain their own electrical permit.

A permit is cancelled when:

- It is determined by a Safety Codes Officer that the owner has not demonstrated basic knowledge for the installation.
- Any part of the installation is concealed prior to inspection.
- The permit holder has hired someone to do the work.

Electrical permit required inspections:

- Rough (prior to concealing) inspection within 180 days of permit issue date.
- Final Inspection within 365 days of permit issue date.
- Refer to Homeowner Permits and Electrical Wiring Guide for inspection types.
- A permit will be expired if the permit applicant does not comply with a notice of expiry delivered by a Safety Codes Officer. An extension can be obtained by complying with the requirements of the letter.
- ***Extra permit fee: A homeowner permit includes two inspections. Re-Inspection fees may apply for any additional inspections. Homeowner permit fees are non-refundable.***

When permits cannot be issued:

- If proof of ownership of the house is not presented.
- If the home will be used for rental purposes.
- If the wiring has been concealed (e.g. insulation, vapour barrier, drywall, etc).
- ***Please note: If the wiring is already concealed and the homeowner does not want to remove the drywall, an electrical contractor is required to obtain the permit for the completed work.***

The electrical contractor will be responsible for:

- Obtaining a permit.
- Checking the wiring to ensure that it is in compliance with the current code.
- Making any changes required in order to ensure the wiring complies with the electrical code.
- Requesting an inspection and ensuring access to the premises.
- ***Please note: The owner is still responsible for any unsafe wiring that has been concealed.***