



UNIFORM QUALITY MANAGEMENT PLAN

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REGIONAL MUNICIPALITY OF WOOD BUFFALO UNIFORM QUALITY MANAGEMENT PLAN

This Uniform Quality Management Plan that includes Schedule A – Scope and Administration, and Schedule B – Uniform Service Delivery Standards, has been accepted by the Administrator of Accreditation.

Administrator of Accreditation

Date



SAFETY CODES COUNCIL

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SCOPE AND ADMINISTRATION

Scope of Accreditation

The Regional Municipality of Wood Buffalo will administer the Safety Codes Act (SCA) including all pursuant regulations applicable to the following indicated discipline(s), within the municipal jurisdiction:

Building:

- ☒ All parts of the Alberta Building Code, or
- ☐ Only those parts of the Alberta Building Code pertaining to housing and small buildings being 3 stories or less in height, having a building area of 600m² or less and used as major occupancies classified as Group C - residential, Group D - business and personal services, Group E - mercantile, or Group F2 and F3 - medium and low hazard industrial.

Electrical:

- ☒ All parts of the Canadian Electrical Code and all parts of the Code for Electrical Installations at Oil and Gas Facilities, and/or
- ☒ All parts of the Alberta Electrical and Communication Utility Code.

Plumbing:

- ☒ All parts of the National Plumbing Code of Canada, applicable Alberta amendments and regulations, and Private Sewage Disposal System Regulation.

Gas:

- ☒ All parts of the Natural Gas and Propane Installations Code and Propane Storage and Handling Code and applicable Alberta amendments and regulations, excluding natural and propane gas highway vehicle conversions.

ADMINISTRATION OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO UNIFORM QMP

Adherence to the Uniform Quality Management Plan

Regional Municipality of Wood Buffalo herein referred to as “The Municipality” is responsible for the administration, effectiveness, and compliance with this Uniform Quality Management Plan (UQMP) that includes Schedule A – Scope and Administration and Schedule B - Uniform Service Delivery Standards.

The Municipality will provide services under Schedule B – Uniform Service Delivery Standards through their own staff or one or more accredited agencies. When providing services through an agency(s), the Municipality will contract with the agency(s) to provide services in accordance with Schedule B – Uniform Service Delivery Standards. The Municipality is responsible for monitoring the contracted agency’s compliance with Schedule B – Uniform Service Delivery Standards.

The Municipality recognizes that the Safety Codes Council (SCC) or its representative may review/audit for compliance to this UQMP and will give full cooperation to the SCC or its representative in business related to the administration of the SCA including the conduct of reviews/audits. The Municipality will implement the recommendations of the reviewer/auditor.

The Municipality will encourage and maintain an atmosphere that supports objective and unbiased decisions. All Safety Codes Officers (SCOs) working in the Municipality have the ability and opportunity to make decisions relative to compliance monitoring independently, without undue influence of management, appointed or elected officials.

The Municipality, in the event that it ceases to administer the SCA for any new thing, process, or activity under the SCA, retains responsibility for services provided under the SCA while accredited, including the administration and completion of services for permits issued. The Municipality recognizes that failure to follow this UQMP may result in suspension or cancellation of the Municipality’s accreditation.

Policy for Personnel Training

The Municipality will ensure that SCOs of the Municipality attend updating seminars required by the SCC to maintain current SCO certification.

Freedom of Information

The Canadian Charter of Rights and Freedoms applies to all activities undertaken in the administration of this Quality Management Plan. The Freedom of Information and Protection of Privacy Act applies to all information and records relating to, created, or collected under this UQMP.

Records Retention & Retrieval

The Municipality will retain the files of all projects including those where an accredited agency(s) was involved, for at least three (3) years or in accordance with the Municipality’s record retention policy, whichever is greater. Such files will be available at the Municipality’s office. Files where an accredited agency was involved are the property of the Municipality and will be returned to the Municipality within a reasonable time after completion of the services, or upon request.

Declaration of Status

The SCOs, staff, officers, and accredited agency(s), whether employed, retained or otherwise engaged by the Municipality will not participate in any safety codes administration, inspection, or investigation of properties or fires where they may have pecuniary interest.

Annual Review

Internal reviews will be carried out annually by the QMP manager or the managers delegate to evaluate whether or not compliance of the Quality Management Plan is being achieved. At the conclusion of the internal review, the QMP manager, will provide to the Safety Codes Council, a letter of QMP compliance that has been signed off by the Municipality’s executive authority. The letter must be comprised of all findings of the review including any successes, areas for improvement and the methodology used to achieve improvement or correction as it relates to the approves QMP.

This is a mandatory requirement and failure to comply may result in the cancellation or suspension of the Municipality’s accreditation designation. All findings for the annual internal review are due to the Safety Codes Council no later than the last day of March of the following year that is being reviewed.

Revisions

Revisions to this UQMP may only be made to the Scope and will only be made by the Chief Administrative Officer responsible for this UQMP. A Resolution from the Municipal Council will be included with a revision. The SCC must approve any change in the UQMP.

Revision Control System

The Municipality will ensure its SCOs have ongoing access to a copy of this UQMP and contracted accredited Agencies are provided with a copy of this UQMP and any amendments.

The Municipality will maintain a registry of the SCOs and Agency(s) that have been provided with a copy of this UQMP and amendments. The Municipality will immediately distribute copies of approved amendments to all registered holders of this UQMP.

Notices

Any correspondence in regards to this UQMP will be forwarded to:

TBA Director, Planning & Development	TBA
Marcel Ulliac	marcel.ulliac@woodbuffalo.ab.ca
Name of Chief Administrative Officer	E-mail address
Regional Municipality of Wood Buffalo	9909 Franklin Avenue, Fort McMurray, AB
Name of Municipality	Address of Municipality
(780) 743-7000	(780) 743-7028
Phone number of Municipality	Fax number of Municipality

Municipality Agreement

In accordance with Council Resolution #XX-XXX of Month XX, 2014 the **Regional Municipality of Wood Buffalo** hereby provides agreement and signature to this UQMP.

Signature of Executive Director	Signature of Chief Administrative Officer
Brian Moore	Marcel Ulliac
Executive Director	Chief Administrative Officer

UNIFORM SERVICE DELIVERY STANDARDS

Section 1: Scope of Services

The Uniform Service Delivery Standards establishes responsibilities and minimum performance criteria for providing compliance monitoring services under the SCA including:

- Code advice,
- Permit issuance,
- Plans examinations,
- Site inspections,
- Site investigations,
- Alternative solutions/variances,
- Orders,
- Verification of compliance,
- Identification and follow-up of deficiencies and unsafe conditions,
- Collection and remittance of SCC fees,
- Issuance of Permit Services Reports, and
- Maintaining files and records.

Section 2: Performance

The Municipality will:

- Perform the services in an effective and timely manner,
- Endeavour to work co-operatively with the owner and/or the owner's representative(s) to achieve compliance with the SCA and applicable Regulation(s),
- Perform the services with impartiality and integrity, and
- Provide services in a professional and ethical manner.

Section 3: Personnel

The Municipality will:

- Employ persons knowledgeable about the applicable codes, standards and regulations, relative to the services it provides,
- Employ SCOs who are certified and designated at an appropriate level to provide compliance monitoring and investigations relative to service levels the Municipality provides, and
- Maintain a registry of all SCOs they employ, their level(s) of Certification, and Designation of Powers.

Section 4: Quality Management Plan Training

The Municipality will:

- Train its SCOs and other involved staff in the requirements of this UQMP, and
- Maintain the training records on the employee's file.

Section 5: Records

The Municipality will maintain a file system for all the records associated with performing the services including:

- Permit applications and permits,
- Plans, specifications, and other related documents,
- Plans review reports,
- Inspection reports,
- Investigation reports,
- Verifications of compliance,
- Alternative Solutions / Variances,
- Orders,
- Permit Services Reports, and
- Related correspondence and/or other relevant information

Section 6: Safety Codes Council Operating Fees

The Municipality will collect the SCC operating fee for each permit issued under the authority of the SCA, and remit those fees to the SCC in the manner and form prescribed by the SCC.

Section 7: Orders

Will be issued and served in accordance with the SCA, the Administrative Items Regulation, and SCC policy. Orders will be in the format as provided on the SCC web site: www.safetycodes.ab.ca. Upon compliance with an Order, a notice of compliance will be provided to the person(s) to whom the Order was served and to the SCC.

Section 8: Alternative Solutions / Variances

Will be issued in accordance with the SCA and SCC policy. An Alternative Solution / Variance will be in the format directed by the SCC (available on the SCC web site: www.safetycodes.ab.ca).

A SCO may issue an Alternative Solution / Variance from a code or referenced standard if the SCO is of the opinion that the Alternative Solution / Variance provides approximately equivalent or greater safety performance than that prescribed by the code or standard.

A request for Alternative Solution / Variance must be made in writing and include support documentation. A SCO will only make a decision respecting an Alternative Solution / Variance after having thoroughly researched the subject matter.

A copy of an Alternative Solution / Variance issued will be provided to the:

- Owner,
- Contractor if applicable,
- SCC, and
- The Municipality's file.

Section 9: Compliance Monitoring

General

The Municipality will monitor compliance through a program of permit issuance, plans examination (when applicable), site inspection, and follow-up inspections or verification of compliance (when applicable); using appropriately certified and designated SCOs to provide compliance monitoring in accordance with the SCA and associated codes and standards.

Permits / Permissions

The Municipality will collect all information required by the SCC to be collected as part of each permit application.

The Municipality will issue permits that include:

- Name of the issuing Municipality,
- Permit number,
- Permit discipline type,
- Date of issue,
- Applicant's name, address, and phone number,
- Contractor's name, address, and phone number,
- Owner's name, address, and phone number,
- Project location by legal description, civic address, and municipality,
- Description of the work,
- Permit conditions,
- Issuer's name, signature, and designation number, and
- A Freedom of Information and Protection of Privacy Act (FOIPP) statement that meets the requirements of FOIPP as per the following example:

"The personal information provided as part of this application is collected under the SCA and the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, safety codes compliance verification and monitoring and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the municipality."

Permits

Permits will include the following information:

- A permit number or other unique identifier that has been assigned by the permit issuer to the undertaking,
- The date on which the permit is issued,
- The name of the owner and the person to whom the permit has been issued,
- Where the undertaking is to take place,
- A description of the undertaking or portion of the undertaking governed by the permit, and
- Contain any other information that the permit issuer considers necessary
- Issuer's name, signature, and designation number

Permit Conditions

A permit may contain terms and conditions that include but not limited to:

- Permission be obtained from the SCO before occupancy or use of the construction, process or activity under the permit,
- The date on which the permit expires,
- A condition that causes the permit to expire,
- The period of time that the undertaking may be occupied, used or operated,
- Setting the scope of the undertaking being permitted,
- Setting the qualifications required of the person responsible for the undertaking and/or doing the work,
- An identification number or label to be affixed to the undertaking,
- Requirement to obtain the approval of a safety codes officer before any part of the building or system is covered or concealed.

Site Inspections

A SCO will inspect:

- To determine if the use, occupancy, sites or work complies with the SCA and relevant codes and standards, permits, and conditions,
- Within the time frames noted in the discipline specific sections of this UQMP,
- In a timely fashion (endeavour to inspect within 2 working days and will not exceed 5 working days, when contacted for a required inspection unless otherwise noted in this UQMP),
- At the stage(s) indicated in the discipline specific sections of this UQMP, and
- All work or occupancy(s) in place at the time of the inspection

The Municipality may, at their discretion, extend the time frame for a required site inspection(s) by documenting in the file:

- The reason for the extension, and
- The new time frame or date for conducting the inspection(s).

Inspection Reports

A SCO will, for each inspection required by this UQMP, complete an inspection report noting:

- Permit number and file number (if applicable),
- Discipline,
- Municipality name,
- Date,
- Owner name, address, phone number, and email,
- Contractor name, address, phone number, and email,
- Legal description, address (if applicable), and municipality,
- Stage(s) of work being inspected,
- A description of the work in place at the time of inspection,
- All observed deficiencies (any condition where the work is incomplete, or does not comply with the SCA or an associated code or regulation and in the opinion of the SCO is not an unsafe condition),
- All observed unsafe conditions (any condition that, in the opinion of a SCO, could result in property loss, injury, or death, and is not a situation of imminent serious danger),
- All observed situations of imminent serious danger and the action taken by the SCO to remove or reduce the danger, and
- Name, signature, and designation number of the SCO conducting the inspection.

The Municipality will, for each required inspection:

- Provide copies of Inspection Reports to the permit applicant, contractor, and Municipality's file; and if requested to the owner, project consultant, architect, or consulting engineers, and
- Follow-up on noted deficiencies or unsafe conditions through re-inspection(s) (or at the discretion of the SCO verification of compliance may be accepted as follow-up).

Verification of Compliance

A SCO may, at their discretion, accept a verification of compliance (reasonable assurance provided from a third party that work complies):

- As follow-up to deficiencies or unsafe conditions noted on a site inspection, or
- In lieu of a site inspection when permitted in this UQMP (eg. labelled mobile home siting, minor residential improvements).

A SCO, when accepting a verification of compliance, will document the information to the permit file including:

- Identification of the document as a verification of compliance,
- Permit number and discipline,
- Name and title of the person who provided the verification of compliance and how it was provided (i.e. written assurance, verbal assurance, site visit by designate, etc.),
- Date accepted by the SCO, and
- Signature and designation number of the SCO.

No-Entry Policy

When a SCO is unable to gain entry to a site for a required inspection, the SCO will leave a notification on-site in a visible location, or forward notification to the Owner or permit applicant (as appropriate), advising of the inspection attempt and requesting that the Municipality be contacted to arrange for the site inspection.

If the Municipality does not receive a response within 30 days of notification, the Municipality will mail the Owner or permit applicant (as appropriate), a second notification requesting that the Municipality be contacted within 30 days to arrange for a site inspection.

If the Municipality is not contacted within 30 days of the second notification, the inspection stage may be considered a "no-entry" and counted as the required interim or final inspection

Permit Services Report

The Municipality will issue a Permit Services Report:

- Within 30 days of completing the compliance monitoring services as required in this UQMP (completion of compliance monitoring services means; after the final or only required inspection, after acceptance of a verification of compliance in lieu of an inspection when permitted, or after compliance with the no-entry policy with respect to the final or only required inspection),
- To the Owner (the Owner, for the purposes of this UQMP means, in order of preference; the Owner of the project at the time the permit was purchased, at the time the compliance monitoring services were provided, or at the time the Permit Services Report was issued).

The Municipality will not issue a Permit Services Report or close a file if there is an unsafe condition, until such time as the unsafe condition is corrected.

The Municipality will, for administrative purposes, consider the file closed when the Permit Services Report is issued, however:

- Will reactivate the file if any further activity related to the permit is initiated within 30 days, and
- May reactivate the file at any time.

APPENDIX A: BUILDING DISCIPLINE

Building Permits

The Municipality will, prior to permit issuance:

- Obtain unsecured PDF construction documents as outlined in the Alberta Building Code (ABC),
- Obtain any letters or schedules required to be provided by the ABC,
- Conduct a preliminary review of the construction documents to determine if professional involvement is required or if there are any potentially significant code compliance issues, and
- Obtain documents with the seal and signature of a registered architect and/or professional engineer(s), when required by the ABC.

Construction Document Review

The Municipality will, **within 15 days** of permit issuance:

- Complete a review of the construction documents in accordance with the requirements of the ABC,
- Prepare a Plans Review Report,
- Provide the Plans Review Report to the permit applicant, contractor, and Municipality's file; and if requested, to the owner, project consultant, architect, or consulting engineers, and
- Provide one set of construction documents to the permit applicant for retention and review at the project site, and retain one set on the Municipality's file.

Compliance Monitoring on Projects requiring Professional Involvement

The Municipality will collect and maintain on file, a letter(s) of compliance from the professional architect or engineer when a part or parts of the building require a professional architect or engineer.

The Municipality will collect and maintain on file all letters of compliance required in accordance with the ABC when overall professional architect and/or engineer involvement is required for the work covered under a permit.

Building Site-Inspections

A SCO will conduct site inspections at the stages indicated in the following tables:

Site Inspection Stages for Part 9 Buildings Not Requiring Overall Professional Involvement

Type Of Project	Type of Building & Major Occupancy	Minimum # of Inspections	Inspection Stages (NOTE: inspect all work in place at time of inspection)
New Construction	Single & Two Family Dwellings (Group C) Multi-family Residential, Townhouses, Small Apartments (Group C)	4	Complete foundation (prior to backfill) AND Solid or liquid fuelled appliance(s) & framing (prior to covering up with insulation and vapour barrier) AND Insulation and vapour barrier (prior to drywall) AND Final, including HVAC completion (within 180 days of permit issuance) or (within 365 days of permit issuance if the homeowner is the contractor)
Alteration, addition, renovation, reconstruction, change of occupancy, (with a value of work of more than \$20,000)	Single & Two Family Dwellings (Group C) Multi-family Residential, Townhouses, Small Apartments (Group C)	4	Complete foundation (prior to backfill) AND Solid or liquid fuelled appliance(s) & framing (prior to covering up with insulation and vapour barrier) AND Insulation and vapour barrier (prior to drywall) AND Final, including HVAC completion within 365 days of permit issuance if the homeowner is the contractor.
New Construction OR Alteration, addition, renovation, reconstruction, change of occupancy, (with a value of work of more than \$20,000)	Business & Personal Services, Mercantile, Med. & Low Hazard Industrial (Group D, E, F2, F3)	2	Complete foundation (prior to backfill) AND Solid or liquid fuelled appliance(s) & framing (prior to covering up with insulation and vapour barrier) OR Insulation and vapour barrier (prior to drywall) AND Final, including HVAC completion or within 365 days of permit issuance.
Alteration, addition, renovation, reconstruction, change of occupancy, (with a value of work of \$20,000 or less) OR Other types of permits not covered in this table.	All types of Part 9 Buildings (Group C, D, E, F2, F3)	1	*Framing, structure OR *HVAC rough-in OR *Fire suppression systems OR *Fire alarm system OR *HVAC completion OR *Final (within 365 days of permit issuance) * NOTE: Any of these site inspections may be combined when it's reasonable to do so, and if site conditions permit.

Site Inspection Stages for Part 3 Buildings Not Requiring Overall Professional Involvement

Type Of Project	Major Occupancy	Minimum # of Inspections	Inspection Stages (NOTE: inspect all work in place at time of inspection)
<p>New Construction OR Alteration, addition, renovation, reconstruction, change of occupancy (with a value of work over \$20,000)</p>	A, B, C, D, E, F	4	<p>*Foundation AND *Framing, structure OR *HVAC rough-in and framing structure AND *Fire suppression systems AND *Fire alarm system OR *HVAC completion OR *Interior partitioning AND *Final including HVAC completion (within 365 days of permit issuance)</p> <p>* NOTE: Any of these site inspections may be combined when it's reasonable to do so, and if site conditions permit.</p>
<p>Alteration, addition, renovation, reconstruction, change of occupancy, (with a value of work of \$20,000 or less) OR Other types of permits not covered in this table.</p>	A, B, C, D, E, F	2	<p>*Foundation OR *Framing, structure OR *HVAC rough-in OR *Fire suppression systems OR *Fire alarm system OR *HVAC completion OR *Interior partitioning AND *Final (within 365 days of permit issuance)</p> <p>* NOTE: Any of these site inspections may be combined when it's reasonable to do so, and if site conditions permit.</p>

Site Inspection Stages, Part 9 or Part 3 Buildings Requiring Overall Professional Involvement

Type Of Project	Major Occupancy	Minimum # of Inspections	Inspection Stages (NOTE: inspect all work in place at time of inspection)
<p>New Construction OR Alteration, addition, renovation, reconstruction, change of occupancy (with a value of work more than \$20,000)</p>	A, B, C, D, E, F	4	<p>*Foundation AND *Framing, structure OR *HVAC rough-in and framing structure AND *Fire suppression systems AND *Fire alarm system OR *Interior partitioning AND *Final including HVAC completion (within 365 days of permit issuance)</p> <p>* NOTE: Any of these site inspections may be combined when it's reasonable to do so, and if site conditions permit.</p>
<p>Alteration, addition, renovation, reconstruction, change of occupancy (with a value of work more than \$20,000) OR Other types of permits not covered in this table</p>	A, B, C, D, E, F	3	<p>*Foundation AND *Framing, structure OR *HVAC rough-in and framing structure AND *Fire suppression systems AND *Fire alarm system OR *Interior partitioning AND *Final including HVAC completion (within 365 days of permit issuance)</p> <p>* NOTE: Any of these site inspections may be combined when it's reasonable to do so, and if site conditions permit.</p>
<p>Alteration, addition, renovation, reconstruction, change of occupancy (value of work \$20,000 or less) OR Other types of permit not covered in this table.</p>	A, B, C, D, E, F	2	<p>*Framing, structure OR *HVAC rough-in OR *Fire suppression systems OR *Fire alarm system OR *HVAC completion OR *Interior partitioning AND *Final (within 365 days of permit issuance)</p> <p>* NOTE: Any of these site inspections may be combined when it's reasonable to do so, and if site conditions permit.</p>

Site Inspection of labelled mobile home siting, and minor residential improvements including detached garages, decks, or basement renovations will consist of at least one site inspection within 90 days of permit issuance, or at the discretion of the SCO, consist of a completed Verification of Compliance.

Site Inspection of Part 10 buildings will consist of at least one on-site inspection at the final set-up stage within 90 days of permit issuance.

Site Inspection of Solid or Liquid Fuelled Heating Appliances (under separate permit) will consist of at least one on-site inspection, prior to covering, within 90 days of permit issuance.

Site Inspection of Mechanical, Heating, or Ventilation Systems (under separate permit) will consist of at least one on-site inspection at the completion stage, prior to covering, within 90 days of permit issuance.

Site Inspection for Demolition permits (under separate permit) will be at the discretion of the SCO responsible for permit issuance for single family dwellings and their accessory buildings, and will consist of at least one on-site inspection prior to demolition for all other buildings.

Site Inspection of Non-flammable Medical Gas Piping Systems will be at the discretion of the SCO responsible for permit issuance. The SCO will follow up all ABC deficiencies identified by the testing Agency, to ensure compliance.

Site Inspection of Hot Tubs (under a separate permit) will consist of at least one on-site inspection, at the final stage, within 90 days of permit issuance.

APPENDIX B: ELECTRICAL DISCIPLINE

Electrical Permits

The Municipality will issue Electrical Permits.

Construction Document Review

A SCO may, as a condition of the permit, require the permit applicant to submit construction documents (including plans and specifications) describing the work for any proposed electrical installation.

Electrical Site-Inspections

A SCO will conduct site inspections at the stages indicated in the following table:

Site Inspections for Electrical Installations

Type Of Project	Minimum # of Inspections	Inspection Stages (NOTE: inspect all work in place at time of inspection)
Public Institutions, Commercial, Industrial, Multi-Family Residential (with value of work over \$4000)	2	Rough-in inspection (prior to cover-up) AND Final inspection (within 365 days of permit issuance)
Public Institutions, Commercial, Industrial, Multi-Family Residential (with value of work \$4000 or less)	1	Final inspection (within 90 days of permit issuance)
Single Family Residential or Farm Buildings under a Contractor Permit (with value of work over \$500)	2	Completed rough-in inspection (prior to cover-up) AND Final inspection (within 180 days of permit issuance)
Single Family Residential or Farm Buildings under a Homeowner permit (with value of work over \$500)	2	Completed rough-in inspection (prior to cover-up) AND Final inspection (within 365 days of permit issuance)
Single Family Residential or Farm Buildings under a Contractor or Homeowner permit (with value of work \$500 or less)	1	Final inspection (within 90 days of permit issuance)
Skid Units, Relocatable Industrial Accommodation, Manufactured Housing, Oilfield Pump-jacks, Temporary Services	1	Final inspection (within 90 days of permit issuance), including all additional wiring for Relocatable Industrial Accommodation and Manufactured Housing
Annual Permit (for minor alterations/additions conducted on one site)	2	Mid-term inspection AND Final inspection (within 60 days of expiry of permit)

APPENDIX C: PLUMBING DISCIPLINE

Plumbing Permits

The Municipality will issue Plumbing Permits.

Construction Document Review

A SCO may, as a condition of the permit, require the permit applicant to submit construction documents (including plans and specifications) describing the work for any proposed plumbing installation.

Plumbing Site-Inspections

A SCO will conduct site inspections at the stages indicated in the following table:

Site Inspections for Plumbing Installations

Type Of Project	Minimum # of Inspections	Inspection Stages (NOTE: inspect all work in place at time of inspection)
Public Institutions, Commercial, Industrial, Multi-Family Residential (with more than 10 fixtures)	3	Rough-in below grade prior to covering AND Rough-in above grade prior to covering AND Final completion (within 365 days of permit issuance)
Public Institutions, Commercial, Industrial, Multi-Family Residential (with 10 fixtures or less)	2	Rough-in below grade prior to covering OR Rough-in above grade prior to covering AND Final completion (within 180 days of permit issuance)
Single Family Residential or Farm Buildings under a Contractor Permit (with more than 5 fixtures)	2	Completed rough-in below grade AND Final completion (within 365 days of permit issuance)
Single Family Residential or Farm Buildings under a Homeowner permit (with more than 5 fixtures)	3	Completed rough-in below grade (prior to covering) AND Completed rough-in above grade prior to covering (within 180 days of issuance) AND Final completion (within 365 days of permit issuance)
Single Family Residential or Farm Building (with 5 fixtures or less)	1	Final completion (within 90 days of permit issuance)

Permits for Private Sewage Disposal Systems

The Municipality will issue permits for Private Sewage Disposal System installations.

Permit Issuance for Private Sewage Disposal Systems

The Municipality will, prior to permit issuance:

- Require the permit applicant to provide all relevant installation details including:
 - o A site plan,
 - o The expected volume of sewage per day,
 - o The criteria used to determine the expected volume of sewage per day,
 - o Description and details of all sewage system treatment and effluent disposal component(s),
 - o Details of the method(s) used to determine the soil effluent loading rate, including the results of the method(s) and who they were conducted by, and
 - o The depth to the water table if less than 2.4 m from ground surface,and
- Require a A Plumbing Group B SCO to complete a review of the information for compliance with the requirements of the Private Sewage Disposal System regulations.

Private Sewage Disposal System Site Inspections

A Plumbing Group B SCO will:

- Conduct a minimum of one site inspection during installation, or
- If unable to conduct the inspection during installation, note the reason on file and conduct a final inspection within 30 days of permit issuance.

APPENDIX D: GAS DISCIPLINE

Gas Permits

The Municipality will issue Gas Permits.

Construction Document Review

A SCO may, as a condition of the permit, require the permit applicant to submit construction documents (including plans and specifications) describing the work for any proposed gas installation.

Gas Site-Inspections

A SCO will conduct site inspections at the stages indicated in the following table:

Required Site Inspections for Gas Installations

Installation Type	Minimum # of Inspections	Gas Installation Stages (NOTE: inspect all work in place at time of inspection)
Public Institutions, Commercial, Industrial, Multi-Family Residential (more than 400,000 BTU)	2	Rough-in AND Final completion (within 365 days of permit issuance)
Public Institutions, Commercial, Industrial, Multi-Family Residential (400,000 BTU or less)	1	Rough-in OR Final completion (within 180 days of permit issuance)
Single Family Residential or Farm Buildings under a Contractor Permit	1	Final completion (within 180 days of permit issuance)
Single Family Residential or Farm Buildings under a Homeowner permit	1	Final completion (within 365 days of permit issuance)
Temporary Heat Installations (under separate permit)	1	Final inspection (within 90 days of permit issuance)

APPENDIX E: FIRE DISCIPLINE

The Regional Municipality of Wood Buffalo "Fire Discipline" is covered under a stand-alone "Fire Quality Management Plan"

APPENDIX F:

List Of Administrative Forms Available On The SCC Web Site: www.safetycodes.ab.ca

1. Order
2. Alternative Solution / Variance
3. Request for Alternative Solution / Specific Variance
4. Application for Designation of Powers
5. Sample Permits (SCA & non-SCA)
6. Sample Permission forms

APPENDIX G: PERMIT SERVICES REPORT (SAMPLE)

PERMIT SERVICES REPORT

Issued by: _____ on _____ to _____
Regional Municipality of Wood Buffalo (date of issue) (Owner name)

Re:

Permit number: _____

Type of Permit: ☐ Building ☐ Electrical ☐ Plumbing ☐ Gas

Location:

Municipality: _____

Lot ____ Block ____ Plan _____ or Part of ____ Sec ____ Twshp ____ Rge ____ West of ____

Status:

Compliance monitoring services have been provided as required by the SCA, and codes, regulations and policies pursuant to the Act. It is the opinion of the issuer of this report that:

- ☐ **Work complies** with the intent of the SCA and applicable regulations.
- ☐ **Work may not comply** as
- ☐ A Safety Codes Officer was unable to gain entry for the required site inspection(s)
 - ☐ The permit expired
 - ☐ The permit was cancelled
- ☐ **Deficiencies must be corrected** for the work to meet the intent of the SCA and applicable regulations (refer to attached list or inspection report). Please contact the Municipality within 30 days of this report if you wish to make arrangements to verify that deficiencies are corrected.

Yours truly,

Signature of Municipality Representative

cc: permit file

Note: This report remains on file as record of compliance or non-compliance with the provisions of the Safety Codes Act Regulations, Codes, and standards. Pursuant to the Safety Codes Act the "Owner" is responsible for meeting the requirements of the Act.