

Finished Basement and "NO" Permit

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It is illegal in the province of Alberta to do a new electrical installation without an electrical permit. If you are considering purchasing a house with a developed basement and no permit, you have the following options based on the location of the home.

EDMONTON:

Gerry Wiles, Chief Electrical Inspector for the city of Edmonton says, City policies state that they can not issue a permit for a project that has previously been completed. This means you **CANNOT** go to the city and get a permit.

- (1) You may have a private independent Master Electrician inspect the developed area checking for workmanship, code infractions and safety concerns. A report can then be generated indicating the findings of the inspection. This report has been acceptable to many buyers, insurance companies and mortgage brokers as an alternative to having a city electrical permit.

ST ALBERT:

Barry Irish, Electrical Inspector for the city of St Albert informs us that in St Albert the same policy exists where if the project has been completed without an electrical permit, **NO ELECTRICAL PERMIT** will be issued for this address. Your same option exists as for Edmonton.

STRATHCONA COUNTY:

Ivan Byer, Electrical Inspector for the city of Sherwood Park states that presently the city of Sherwood park will not issue a permit for a finished basement that has been previously developed without a permit. Your options are the same as Edmonton's.

*Sherwood Park's policies regarding this topic are presently under review

FORT SASKATCHEWAN:

The policy within the City of Fort Saskatchewan is that they will issue a permit and the inspector will come out and try and make some determination as to the safety and compliance of the installation. The inspector will base the observation on the electrical code requirements for the year it was constructed and will pass the inspection "compliant" if he finds no reason for concern. He will also list an "observation" that the work has been previously done and that no rough in inspection was done.

SPRUCE GROVE:

The City of Spruce Grove says that they will give a permit to the home owner but the home owner will be responsible for the installation being up to code. The inspector will be sent out, and will generate a report based on today's code requirements. My source made it very clear that because the inspector can not see the areas covered by the drywall a complete inspection could not be done. Therefore, the inspection report will say that the project is "non compliant"

STONY PLAIN:

Carly Keith, planning department of Stony Plain, states that they will give an electrical permit to the home owner with the condition that the home owner will be responsible for the work being up to today's code. An inspector will be sent out and base his inspection on today's electrical code requirements. I was unable to speak with the inspector regarding his personal policies regarding this type of inspection.

LEDUC:

Sid Reynar, Manager of Safety Codes Services for the county of Leduc had this to say. Within the county of Leduc, a permit can be given to a home owner who has completed his own basement development once it is done. They will be asked to sign a declaration stating that they did the work and will take responsibility for being code compliant. When the inspector comes out to inspect the electrical work, he has the option to ask that the walls be cut open allowing him to view the wiring. Upon the discretion of the inspector, he may recommend that the electrical is "compliant" with today's code.

The Safety Codes Council of Alberta has generated a document called the Quality Management Plan. This is a guideline for city managers regulating electrical permits. Their interpretation and implementation of the content may vary.

**In conclusion, ROBART CONSULTING LTD, as an independent consulting service, provides an inspection service done by a Master Electrician
780 278-8195**