

APPEAL BOARD DECISION

APPEAL OF THE DECISION OF THE DIRECTOR'S ORDER UNDER SECTION 157
OF THE FAIR TRADING ACT

TO

BACKUP CONSTRUCTION INC.,

AND

KEITH SEVERSON, (DIRECTOR)

AND TO

ANY EMPLOYEE, REPRESENTATIVE, OR AGENT OF BACKUP CONSTRUCTION INC. OR
KEITH SEVERSON

BACKGROUND

1. Director of Fair Trading (as Delegated) made an Order under section 157 of the *Fair Trading Act* (Alberta) (the "Act") on June 28, 2013 that:

- Backup Construction Inc. must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*.
- Keith Severson, either in his own capacity or when acting on behalf of a corporation in which he has an interest or by which he is employed, must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*.
- Any employee, representative, agent or associate of Backup Construction Inc. or Keith Severson must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*.

2. By correspondence dated July 25, 2013, Counsel for Backup Construction Inc. and its owners indicating his client's wish to appeal the Director's order outlined in paragraph 1 above. The grounds for the appeal are summarized as follows:
 - i. That the regulation defining certain businesses as "Designated Businesses" to which the *Fair Trading Act* apply exempts "professions or callings" which the *Apprenticeship and Industry Training Act* applies. Counsel submits that Backup Construction Inc. is an apprentice carpentry business and its owner and primary contractor, Keith Severson, is an apprentice carpenter. As such the Designated Business Regulation under the *Fair Trading Act* does not apply including the prepaid contracting and licensing regulation.
 - ii. That the wording of the Director's Order outlined in number 1 above should include the wording set out defining prepaid contracting business and the designation of trades and business regulations "the activities of soliciting, negotiating, or concluding in person, at any place other than the seller's place of business, a prepaid contract"...
3. Pursuant to section 179(2) of the *Act* on the 9th day of August 2013, the Deputy Minister of Service Alberta appointed Mr. Ronald William Dutchak, QC (Chair), Ms. Caren M. L. Mueller and Mr. Rick Kowalik, to form an Appeal Board to hear the appeal of the Director's Order within ten months of the date of the appointment of the Appeal Board and that the Appeal Board give it's written decisions not more than 45 days after the conclusion of the hearing of the Appeal.
4. Counsel for the Director and Counsel for the Appellants agreed to proceed with the Appeal on an Agreed Statement of Facts. The Agreed Statement of Facts was agreed to on the 18th day of March 2014 (a copy of which is attached hereto as Schedule "A") to this Appeal Board Decision.
5. Pursuant to sections 179(1) and 179(8) of the *Act*, this appeal is "... a new trial of the issues that resulted in the decision or order being appealed." The evidence on which the appeal proceeded is as set out in the Agreed Statement of Facts and was heard on April 23, 2014. No other evidence other than set out in the Agreed Statement of Facts was presented at the Appeal Hearing.

Agreed Facts

The facts set out in the Agreed Statement of Facts submitted on behalf of the parties include the following:

6. Backup Construction Inc. ("Backup") does not hold a prepaid contractor's license (paragraph 16).
7. Keith Severson attended at the home of Cory and Tashia Baumle (the "Baumles") and provided a written estimate from Backup for home renovations including painting, framing, flooring, tiling, plumbing, lighting and electrical work, totalling \$38,718.75. On the basis of the written estimate the Baumles verbally engaged Backup and no further written contract was prepared. (paragraph 6-8)
8. The Baumles made three "progress payments" of \$10,500.00 each to Backup for the work on their house prior to work being complete. (paragraph 10-12)

9. After the work was completed, the Baumles were presented with the invoice from Backup outlining work done including a list of “extras” they were added and identifying the sub-contractors who worked on the job. (paragraph 13)

The Law – prepaid contracting business licenses

10. Under part 10 of the *Fair Trading Act*, the Lieutenant Governor and Council may designate businesses and require any person who wishes to engage in that business to hold a license (see section 103 and section 104)
11. The *Fair Trading Act* defines a “Designated Business” as a trade business industry employment or occupation to which this part is made applicable by regulation under section 103 (*Fair Trading Act* section 102(b))
12. Under section 103(1), the Lieutenant Governor may choose to limit or widen the scope of what is covered under the particular “Designated Business”.
13. The “designation of trades and business regulation”, AR 178/1999 section 5 (the “Designated Regulation”) defined “prepaid contracting” business requiring a license under part 10 of the *Fair Trading Act* to be “the activities of soliciting, negotiating, or concluding in person, at any place other than the seller’s place of business, a prepaid contract...” (see designation regulation section 5(2)(c).) The Designation Regulation goes on under section 5(2)(b) to define a prepaid contract “is a construction or maintenance contract in which all or part of the contract price is to be paid before all the goods and services called for in the contract are provided. “Further under section 5(2)(a) of the Designation Regulation, a construction or maintenance contract is a contract for the purpose of “constructing, altering, maintaining, repairing, adding to or improving a building that is used or to be used by the owner, occupier, or person in control of it as the owners, occupiers or persons own private dwelling or a structure to be used in connection therewith.”
14. The prepaid contracting business license regulation, AR 185/1999 (the “licensing regulation”) provides for the requirements of prepaid contracts (section 10) to be in writing, and include all items required by section 35 of the *Fair Trading Act*. Including the place where the contract is made, cancellation rights, itemized prices of goods and services, the terms of payment and the commencement and completion dates.
15. Section 103(2) of the *Fair Trading Act* restricts the application of part 10 and provides a list of exemptions which the Lieutenant Governor and Council may not designate including “(b) professions or callings to which the *Apprentice and Industry Training Act...* applies” and “(d) the occupation of a farmer, a rancher, a farm laborer, a domestic servant, or an unskilled laborer”.

Appeal Board Findings

16. Backup Construction Inc. is a Corporation performing a business as contractor and general contractor (Agreed Statement of Facts paragraph 3). The work performed by Backup for the Baumles include carpentry work, plumbing, electrical, tiling, flooring, painting, and project management. This work did not solely consist of activities within the carpentry trade, as outlined in s.3 of the *Carpenter Trade Regulation*, AR 267/2000. Backup hired subcontractors to carry out parts of the work.

17. Payment was required to be made by the customer before all the work on the contract was complete and the contract with the Baumles by Backup was a “prepaid contract” as provided for on the “Designation Regulation”. The contract was negotiated at the consumer’s residence for work on that residence and Backup was engaged in prepaid contracting business as provided for under the *Fair Trading Act*.
18. Backup Construction Inc. or Mr. Severson was required to hold a prepaid contracting business license as required under part 10 of the *Fair Trading Act* which they did not have (Agreed Statement of Facts paragraph 16).
19. The exemption under section 103(2)(b) of the *Fair Trading Act* refers to “professions or callings” to which the *Apprenticeship and Industry Training Act* applies. The term “professions or callings” does not “encompass a conduct of a business” as only individuals may have a “profession or calling” whereas both individuals and companies may carry on a type of “business”. The intention of the regulation is further supported by looking at the wording under section 103(2)(a) and (c) which specifically prohibit the designation of “businesses” whereas section 103(2)(b) does not mention business and is very restricted in scope.
20. This conclusion is reinforced by section 4 of the “licensing listing regulation” which states:

If, in the opinion of the Director, the Apprenticeship and Industry Training Act applies to the operation of the business for which the licence is sought, the Director may require an applicant for a license to furnish proof satisfactory to the Director that the applicant has complied with the Act.
21. At the Appeal Hearing, there is a reference by Counsel for the Appellant to the case of the Her Majesty the Queen and Schulz, 2003, ABPC 13(SCHULZ)(Schulz) in which that case made reference to “unskilled laborers” (paragraph 7 and paragraph 76.) The inference being that somehow the obiter comments of the Honorable Judge R.A. Jacobson has some relevance to this appeal. As the Notice of Appeal did not raise the issue of “unskilled labor” as defined in section 103(2) of the *Fair Trading Act* nor was it referenced in the Agreed Statement of Facts, this Appeal Board finds it has no application to the case before it.

Order of the Appeal Board


1. That the Director’s Order under section 157 of the *Fair Trading Act* to Backup Construction Inc. and Keith Severson Director and to any employee, representative or agent of Backup Construction Inc. or Keith Severson be amended as follows:
 - Backup Construction Inc. must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) at any place other than the seller’s place of business with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*. – added portion underlined
 - Keith Severson, either in his own capacity or when acting on behalf of a corporation in which he has an interest or by which he is employed, must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) at any place other than the seller’s place of business with

residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*. – added portion underlined

- Any employee, representative, agent or associate of Backup Construction Inc. or Keith Severson must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) at any place other than the seller's place of business with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*. – added portion underlined

2. In all other respects pursuant to section of 179(6) of the Act, The Appeal Board, hereby confirms the Director's order of June 28, 2013.

DATED this 6th day of May, 2014



RONALD W. DUTCHAK QC, Chairman

on behalf of the Appeal Panel
Consisting of Mr. Ronald W. Dutchak, QC
Ms. Caren M.L. Mueller
Mr. Rick Kowalik

Schedule A

RE: Appeal of the decision of the Director's Order under Section 157 of the Fair Trading Act by Backup Construction Inc. and Keith Severson and any employee, representative, or agent of Backup Construction Inc. or Keith Severson

AGREED STATEMENT OF FACTS

(FAIR TRADING ACT PROCEEDING)

FARNHAM WEST STOLEE LLP
Barristers & Solicitors
5016-52 Street
Camrose, Alberta
T4V 1V7

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Counsel for **BACKUP**
CONSTRUCTION INC. and
KEITH SEVERSON

Telephone: (780) 679-0444
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CIVIL LITIGATION
ALBERTA JUSTICE
9th Floor, Peace Hills Trust Tower
10011 109 Street
Edmonton, Alberta
T5J 3S8

DEANNA MATCHETT
Counsel acting on behalf of the
Government of Alberta

Telephone: (780) 638-3763
Facsimile: (780) 427-1230

The parties agree for the purposes of the determination of the issues herein that the following facts are true and that the documents appended are true copies of the original documents and may be accepted as evidence without proof of or production of the original thereof.

The agreed facts are:


1. Backup Construction Inc. is an Alberta business incorporated on November 19, 2007. [Exhibit A]
2. Keith Severson and Ainsley Severson are the directors and shareholders of Backup Construction Inc. [Exhibit A]
3. Backup Construction Inc. both advertises itself as a contractor/general contractor and carries out work as a contractor/general contractor. [Exhibits B-D]
4. Keith Severson holds a journeyman carpenter certificate. [Exhibit E]
5. Ainsley Severson does not hold a journeyman carpenter certificate.
6. On or about March 16, 2012, Keith Severson attended at the home of Cory and Tashia Baumle (the "Baumles"), located at 4201-70 Street, Camrose, Alberta (the "House"), and provided a written estimate from Backup Construction Inc. for home renovations including painting, framing, flooring, tiling, plumbing, lighting and electrical work, totaling \$38,718.75. [Exhibit F]
7. On the basis of the written estimate, the Baumles verbally engaged Backup Construction Inc. to carry out the work.
8. There was no written contract prepared or signed by the parties.
9. Work on the House started on or about June 6, 2012.
10. On or about June 22, 2012, the Baumles made a "progress payment" of \$10,500 to Backup Construction Inc. for the "kitchen/bathroom reno". [Exhibit G, Exhibit H and notes on Exhibit F]

11. On or about July 5, 2012, the Baumles made a "progress payment" of \$10,500 to Backup Construction Inc. for the "kitchen/bathroom reno". [Exhibit G and Exhibit I]
12. On or about August 13, 2012, the Baumles made a "progress payment" of \$10,500 to Backup Construction Inc. for the "main floor reno". [Exhibit G and Exhibit J]
13. On or about August 23, 2012, after the work was complete, the Baumles were presented with a further invoice from Backup Construction Inc., outlining the work done, including a list of "extras" that were added, and identifying the subcontractors who worked on the job. [Exhibit G and Exhibit K] The Baumles paid the balance in the amount of \$17,491.98.
14. Prepaid contracts and prepaid contracting businesses in Alberta are governed by the *Fair Trading Act*, RSA 2000, c F-2 (the "Act") and the *Prepaid Contracting Business Licensing Regulation*, AR 185/1999 (the "Regulations").
15. Unless an exemption in s. 103(2)(b) of the Act applies, Backup Construction Inc. requires a prepaid contracting business license under Part 10 of the Act to engage in prepaid contracts or prepaid contracting business.
16. Backup Construction Inc. does not hold a prepaid contractor's license.

DATED at Camrose and Edmonton, respectively, this 16 day of March, 2014.

FARNHAM WEST STOLEE LLP

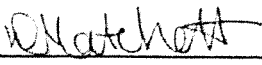
Per:



Stephen Kambertz
Counsel for Backup Construction Inc.
and Keith Severson

ALBERTA JUSTICE

Per:



Deanna Matchett
Counsel for the Director of the Fair
Trading Act

EXHIBIT A

Contact Corporate Registries at 780-422-1705 (Edmonton only), or 1-800-661-3723.

[Search Registration](#) [Miscellaneous](#) [CORES Policy/User Manual](#)

Government Corporation/Non-Profit Search of Alberta ■ Corporate Registration System

Date of Search: 2013/10/30
Time of Search: 09:43 AM
Search provided by: JUSTICE AND ATTORNEY GENERAL

Service Request Number: 20477345
Customer Reference Number: Kristy

Corporate Access Number: 2013639477
Legal Entity Name: BACKUP CONSTRUCTION INC.

Legal Entity Status: Active
Alberta Corporation Type: Named Alberta Corporation
Registration Date: 2007/11/19 YYYY/MM/DD

Registered Office:
Legal Description: SW 17 45 17 W4

Records Address:
Legal Description: SW 17 45 17 W4

Mailing Address:
Post Office Box: PO BOX 152
City: BAWLF
Province: ALBERTA
Postal Code: T0B 0J0

Directors:
Last Name: SEVERSON
First Name: AINSLEY
Middle Name: M.
Street/Box Number: PO BOX 152

Corporate Registries Menu

City: BAWLF
Province: ALBERTA
Postal Code: T0B 0J0

Last Name: SEVERSON
First Name: KEITH
Middle Name: ALAN
Street/Box Number: PO BOX 152
City: BAWLF
Province: ALBERTA
Postal Code: T0B 0J0

Voting Shareholders:

Last Name: SEVERSON
First Name: AINSLEY
Middle Name: MARIE
Street: PO BOX 152
City: BAWLF
Province: ALBERTA
Postal Code: T0B 0J0
Percent Of Voting Shares: 50

Last Name: SEVERSON
First Name: KEITH
Middle Name: ALAN
Street: PO BOX 152
City: BAWLF
Province: ALBERTA
Postal Code: T0B 0J0
Percent Of Voting Shares: 50

Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

Share Structure: SEE ATTACHMENT
Share Transfers Restrictions: SEE ATTACHMENT
Min Number Of Directors: 1
Max Number Of Directors: 10
Business Restricted To: NONE
Business Restricted From: NONE

Other Provisions: SEE ATTACHMENT

Other Information:

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2012	2012/11/10

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2007/11/19	Incorporate Alberta Corporation
2012/11/10	Enter Annual Returns for Alberta and Extra-Provincial Corp.

Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Share Structure	ELECTRONIC	2007/11/19
Restrictions on Share Transfers	ELECTRONIC	2007/11/19
Other Rules or Provisions	ELECTRONIC	2007/11/19

This is to certify that, as of this date, the above information is an accurate reproduction of data contained within the official records of the Corporate Registry.

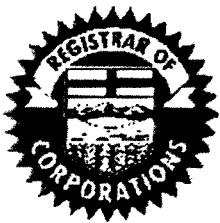


EXHIBIT B

- Camrose, Alberta



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4603-53 Ave. Camrose, AB
780-672-2335

Go To →
WEBSITE

<http://www.klugsm.ca>



EMAIL <mailto:klugsm@telusplanet.net>



[\(/businesses/klug-s-sheet-metal-camrose-ltd-heating-air-conditioning-14576\)](#)

[Haugen Backhoe Service Ltd \(/businesses/haugen-backhoe-service-ltd-13704\)](#)

4269-37 St Camrose, AB
780-678-6337



EMAIL <mailto:larry@haugenbackhoeservice.com>



[\(/businesses/haugen-backhoe-service-ltd-13704\)](#)

[T & L Insulation \(1991\) Ltd. \(/businesses/t-l-insulation-1991-ltd-14244\)](#)

Camrose, AB
780-878-1067

Go To →
WEBSITE

<http://www.tandlinsulation.com>



EMAIL <mailto:insulation@syban.net>



[\(/businesses/t-l-insulation-1991-ltd-14244\)](#)

[Camrose Eavestrough Service \(/businesses/camrose-eavestrough-service-13430\)](#)

Camrose, AB
780-672-5370



[\(/businesses/camrose-eavestrough-service-13430\)](#)

[Timberline Roofing Inc. \(/businesses/timberline-roofing-inc-14261\)](#)

Go To →
WEBSITE <http://www.timberlinerroofing.ca>



<mailto:info@timberlinerroofing.ca>

<http://www.facebook.com/pages/Timberline-Roofing-Inc/108313022584041>

Camrose, AB
780-672-1029



[\(/businesses/timberline-roofing-inc-14261\)](#)

[Klug's Sheet Metal \(Camrose\) Ltd. - Plumbing \(/businesses/klug-s-sheet-metal-camrose-ltd-plumbing-14575\)](#)

4603-53 Ave. Camrose, AB
780-672-2335

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WEBSITE

<http://www.klugsm.ca>



EMAIL <mailto:klugsm@telusplanet.net>



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[Caburn Contracting Ltd \(/businesses/caburn-contracting-ltd-13399\)](#)

Camrose, AB
780-608-9064



[\(/businesses/caburn-contracting-ltd-13399\)](#)

[Battle River Homes Inc \(/businesses/battle-river-homes-inc-13323\)](#)

4315-36 St Camrose, AB
780-672-2249

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<http://www.brhomes.ca>



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Backup Construction Inc. (/businesses/backup-construction-inc-13308)

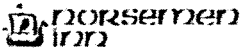
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Backup Construction Inc.

Camrose, AB
780-608-0740

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[\(http://www.coldwellbanker.ca/\)](http://www.coldwellbanker.ca/)



[\(http://www.battleriverrockandgravel.com/\)](http://www.battleriverrockandgravel.com/)



[\(http://www.truckaccessoriescamrose.ca/\)](http://www.truckaccessoriescamrose.ca/)



<http://www.homehardware.ca/en/index.htm>



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3/10/2014

Backup Construction Inc. in Camrose

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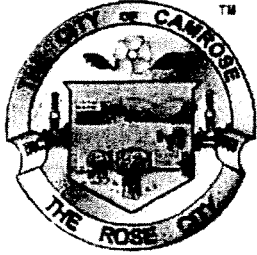
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EXHIBIT D



CITY OF CAMROSE BUILDING PERMIT REPORT

10/14/2009

The following is a report of the Building Permits issued during the period

01-Sep-09 to 30-Sep-09

ADDRESS	LEGAL	CONSTRUCTION	CONTRACTOR	VALUE
5210 - 48 Street	13-14 46 4727S	S.F.D. Addition	Brock Star Construction	\$65,000
2703 - 56 Street	46 4 0726363	Single Family Dwelling	MacLellan Carpentry	\$465,000
4810 - 55 Avenue	30-31 1 8021983	Garage		\$8,400
5408 - 59 Street	51 18 0729905	Basement Development		\$20,000
3803 - 75 Street	28 16 0726953	Basement Development	Backup Construction Inc.	\$22,000
3920 - 44 Avenue	1 3 7820455	Storage Building	Foundation Investments Inc.	\$140,000
4819 - 51 Street	12A 41 4082NY	Interior Alterations	Read Contracting Ltd.	\$100,000
3702 - 50 Street		Basement Development	Katerra Contracting	\$50,000
6801 - 50 Avenue	11A 2 0923073	Apartment	Seymour Pacific Developments	\$3,780,000
6205 - 53 Avenue	25 5 8232553	Garage		\$14,000
3413 - 51 Street	19 2 0825995	Single Family Dwelling	Zetsen Master Builders Inc.	\$180,000
3412 - 51 Street	6 3 0825995	Single Family Dwelling	Zetsen Master Builders Inc.	\$190,000
3710 - 76 Street	42 17 0827430	Single Family Dwelling	Zetsen Master Builders Inc.	\$180,000
6505 - 54 Avenue	31 6 8322553	S.F.D. Addition	RKS Construction	\$7,000
5506 - 28 Avenue	18 4 0625906	Basement Development		\$15,000
5015 - 52 Street	3B 1 0322738	Fourplex	Ofrim Project Management Ltd	\$650,000
2702 - 57 Street	20 3 0625906	Single Family Dwelling	Friedrich Construction	\$290,000
4711 - 51 Avenue	1 31 RN28C	Interior Alterations	Poulin, Dan	\$60,000
5603 - 49 Avenue	2 25 3706ET	Garage	Stagg Rob	\$13,000
5313 - 60 Street	4 B 9824438	Garage		\$90,000
7202B - Marler Drive	14B 2 7622178	Garage	UFA	\$8,000
2708 - 56 Street	16 6 0726363	Single Family Dwelling	Battle River Homes Inc.	\$325,000
6816 - 40 Avenue Close	11 7 0324356	Deck		\$6,000
2507 - 57 Street	3 6 0625906	Basement Development	Rose Point Developments Ltd.	\$24,000
6815 - 40 Avenue Close	27 7 0324355	Garage		\$13,500
6007 - 55 Avenue Close	58 1 8322553	Gazebo	Larriba Contracting	\$6,500
7418 - 46 Avenue	28 1 0625800	Garage		\$12,000
5606 - 25 Avenue	33 6 0726363	Shed	Sunset Concrete Inc.	\$2,200
6501 - 30 Avenue	41 30 0324932	Basement Development		\$10,000
5321 - 51 Street	23 51 5807HW	Garage	Tom Banack Construction	\$15,000
5605 - 27 Avenue	22 6 0726363	Single Family Dwelling	Brian's Contracting Ltd.	\$225,000
7306 - 41 Avenue	3 6 0220514	Shed		\$3,800
5506 - 28A Avenue Close	28 4 0625906	Single Family Dwelling	Randy Olson Contracting	\$450,000
6821 - 50 Avenue	11 2 0728107	Assisted Living Complex		\$9,000,000

Total \$16,440,400

**Year to Date Comparison
(To: 30-Sep-09)**

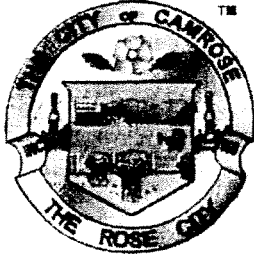
2008		2009	
Commercial	\$15,820,536	Commercial	\$18,483,299
Industrial	\$10,121,355	Industrial	\$819,000
Institutional	\$1,412,500	Institutional	\$10,153,000
Residential	<u>\$28,873,886</u>	Residential	<u>\$31,621,567</u>
Grand Total:	\$56,228,277	Grand Total:	\$61,076,866
S.F. Dwelling Units to Date	71	S.F. Dwelling Units to Date	58
Apt Duplex Units to Date	72	Apt Duplex Units to Date	168

Comparison for Month of September

2008		2009	
Commercial	\$510,000	Commercial	\$300,000
Residential	<u>\$5,335,443</u>	Institutional	\$9,000,000
Grand Total:	\$5,845,443	Residential	<u>\$7,140,400</u>
		Grand Total:	\$16,440,400

SUBMITTED BY:

Doug Delmage
Chief Building Inspector



CITY OF CAMROSE BUILDING PERMIT REPORT

1/02/13

The following is a report of the Building Permits issued during the period

01-Dec-12 to 31-Dec-12

ADDRESS	LEGAL	CONSTRUCTION	CONTRACTOR	VALUE
6306 - 38 Avenue Close	23 19 5205TR	S.F.D. Renovation	Armstrong Contracting Ltd.	\$85,000
3409 - 50B Street Close	36 2 0720030	Single Family Dwelling	Baerg Construction	\$370,000
3 - Parkridge Drive	15 3 0225776	Basement Development		\$40,000
6508 - 50A Avenue	9 13 7620948	Hot Tub		\$8,000
5204 - 45 Avenue	7 9 1011KS	Secondary Suite (Existing)	Backup Construction Inc.	\$11,000
3318 - 51 Street Close	23 1 0720030	Basement Development	Dale Taralson Construction	\$20,000
4910 - 46 Street	3 33 RN28C	Vestibule; Facade	Sevenson Builders	\$50,000
5717 - 48B Avenue	10 1 2167KS	Basement Development	Town & County Contracting	\$10,000
4823 - 52 Street	13 14 RN28A	Basement Development	Price, Ryan	\$3,000
7416 - 46 Avenue	27 1 0625800	Deck		\$1,100
5223 - 44 Street	18 9 7200U	Single Family Dwelling (Demoliti		\$10,000
2408 - 57 Street	92 4 0840439	Hot Tub		\$10,800
Total				\$618,900

**Year to Date Comparison
(To: 31-Dec-12)**

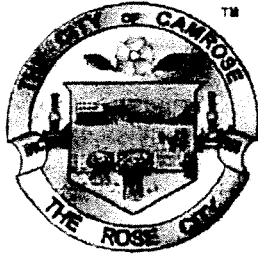
2011		2012	
Commercial	\$2,357,565	Commercial	\$5,876,097
Industrial	\$2,043,220	Industrial	\$4,701,291
Institutional	\$1,471,048	Institutional	\$15,812,245
Residential	\$24,402,056	Residential	\$17,318,458
Grand Total:	\$30,273,889	Grand Total:	\$43,708,091
S.F. Dwelling Units to Date	59	S.F. Dwelling Units to Date	53
Apt Duplex Units to Date	40	Apt Duplex Units to Date	12

Comparison for Month of December

2011		2012	
Commercial	\$100,000	Commercial	\$50,000
Institutional	\$800,000	Residential	\$568,900
Residential	\$55,000	Grand Total:	\$618,900
Grand Total:	\$955,000		

SUBMITTED BY:

Doug Delmage
Chief Building Inspector



CITY OF CAMROSE BUILDING PERMIT REPORT

9/10/2009

The following is a report of the Building Permits issued during the period

01-Aug-09 to 31-Aug-09

ADDRESS		LEGAL	CONSTRUCTION	CONTRACTOR	VALUE
6305 - 38 Avenue Close	3	19 5205TR	Garage	Backup Construction Inc.	\$15,000
7507 - 41 Avenue	4	17 0726953	Single Family Dwelling	Zetsen Master Builders Inc.	\$180,000
3410 - 51 Street	5	3 0825995	Single Family Dwelling	Zetsen Master Builders Inc.	\$220,000
3014 - 67 Street	27	30 0324932	Single Family Dwelling	Zetsen Master Builders Inc.	\$220,000
3408 - 51 Street	4	3 0825995	Single Family Dwelling	Zetsen Master Builders Inc.	\$210,000
2711 - 56 Street	41	4 0726363	Single Family Dwelling	Zetsen Master Builders Inc.	\$180,000
3411 - 51 Street	20	2 0825995	Single Family Dwelling	Zetsen Master Builders Inc.	\$220,000
5203 - 45A Avenue	4	9 1011KS	S.F.D. Addition		\$60,000
2509 - 56 Street	52	4 0726363	Single Family Dwelling		\$400,000
7505 - 41 Avenue	5	17 0726953	Single Family Dwelling	NF Ltd.	\$350,000
6806 - 38 Avenue	60	7 0521274	Deck		\$10,000
4216 - 75 Street	27	5 7622178	Garage		\$20,000
7208 - 44 Avenue Close	26	4 0927415	Single Family Dwelling	Wolski Building Contractor Ltd	\$275,000
7412 - 46 Avenue	25	1 0625800	Deck		\$2,600
5221 - 43 Street	16	8 7200U	Deck		\$6,000
2708 - 56 Street	15	6 0726363	Single Family Dwelling	Battle River Homes Inc.	\$305,000
7507 - 41 Street	4	17 0726953	Garage		\$7,000
3902 - 76 Street	24	17 0726593	Single Family Dwelling	Anthem Homes Ltd.	\$239,000
5510 - 28A Avenue Close	26	4 0625906	Single Family Dwelling	Kuzio, Mark	\$475,000
5507 - 28 Avenue	40	4 0625906	Single Family Dwelling		\$350,000
4250 - Exhibition Drive	29B	7 0524335	Washroom & Shower Buil	A. H. Hansen & Sons Const Ltd	\$389,000
6550 - 48 Avenue		B 2920ET	Domino's Pizza Interior Al	Wolski Building Contractor Ltd	\$150,000
7503 - 40 Avenue	3	18 0726953	Deck		\$2,000
2510 - Valleyview Drive	2	2 0526629	Basement Development		\$5,000
Total					\$4,290,600

**Year to Date Comparison
(To: 31-Aug-09)**

2008		2009	
Commercial	\$15,310,536	Commercial	\$18,183,299
Industrial	\$10,121,355	Industrial	\$819,000
Institutional	\$1,412,500	Institutional	\$1,153,000
Residential	<u>\$23,538,443</u>	Residential	<u>\$24,481,167</u>
Grand Total:	\$50,382,834	Grand Total:	\$44,636,466
S.F. Dwelling Units to Date	63	S.F. Dwelling Units to Date	50
Apt Duplex Units to Date	54	Apt Duplex Units to Date	42

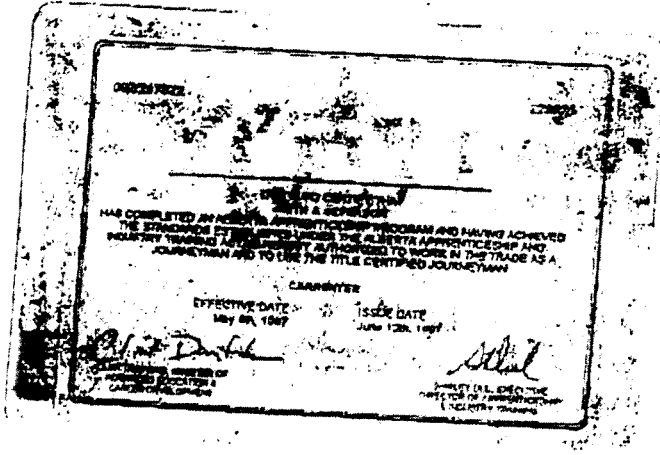
Comparison for Month of August

2008		2009	
Industrial	\$5,205,355	Commercial	\$539,000
Institutional	\$180,000	Residential	<u>\$3,751,600</u>
Residential	<u>\$1,679,350</u>	Grand Total:	\$4,290,600
Grand Total:	\$7,064,705		

SUBMITTED BY:

Doug Delmage
Chief Building Inspector

EXHIBIT E



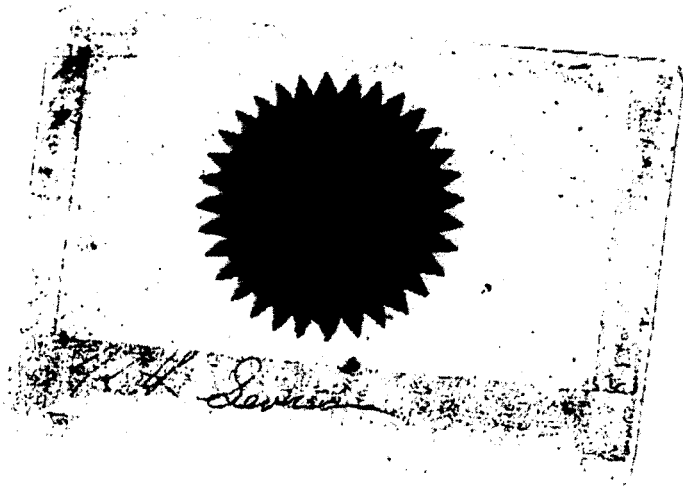


EXHIBIT F

Wet. 100 100 100

BACKUP CONSTRUCTION INC.

Owned and Operated by Keith and Ainsley Severson

Journeyman Carpenter

Box 152

Bawlf AB T0B 0J0

(780)608-0740

March 16, 2012

Home Renovation Estimate

Cory & Tasha Baumle - 4201 70St, Camrose AB

- Remove existing kitchen cabinets.
- Open up wall between kitchen and dining room.
- Remove carpet and flooring in kitchen, sunken living room, dining area, hallway, stairs to basement and carpet on the spiral staircase. (Bedrooms)
- Frame a new floor to raise sunken living room to same height as rest of floor.
- Raise plugs to proper height in this area(old sunken living room).
- Remove and install a new front door that has 2 side venting windows.
- Rebuild bay window in dining room with a new unit.
- Remove and replace back door with venting window.
- Paint main floor except bedrooms. (Benjamin Moore Aura)
- Scrape and redo ceiling on main floor except bedrooms (stipple).
- Install laminate flooring on main floor.
- Adjust lighting for new kitchen layout.
- Adjust plugs and switches for new kitchen.
- Install tile backsplash in kitchen.

-Hookup new dishwasher, sink, and plumbing for water to fridge.

-Install baseboard and casing.

-Install new bifold doors by front door and closet by stairs.
(bedrooms)

Bathroom

-Remove tub and tub surround, toilet, and vanity in main bathroom.

-Install new tub and surround, toilet, sink, and ~~vanity~~.

-Remove heat lamp in bathroom.

-Paint ceiling and wall.

-Install lino in bathroom.

-Install new light fixture (owner supply).

Home hardware
is installing
SO - the labor
for backup.

Owner to supply: Kitchen cabinets and installation, laminate flooring, bathroom fixtures (toilet paper holder, towel bars, mirrors etc.), moving of furniture, tile and grout for backsplash in kitchen.

Extra cost may arise for unforeseen problems.

Material and Labour \$36,875.00 + GST = \$38,718.75

- 10,500 progress payment
made June 22/2012
Cheque # 091

Keith Severson

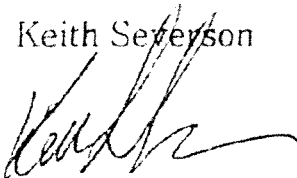


EXHIBIT G

RECEIPT
RECU

RECEIVED FROM RECU DE	DATE	089211
Cory & Tashia Baumle		\$ 10,500.00
ten thousand five hundred		xx
FOR POUR	Home Renovation - progress payment	
4201 - 70 St., Camrose AB (Inv # 0245)		
TAX REG NO N° DE TAXE	Backup Construction Inc.	BY PAR Cinsley Swanson

RECEIPT
RECU

RECEIVED FROM RECU DE	DATE	087211
Cory & Tashia Baumle		\$ 10,500.00
ten thousand five hundred		xx
FOR POUR	Home Renovation - progress payment	
4201 - 70 St., Camrose AB (Inv 0250)		
TAX REG NO N° DE TAXE	Backup Construction Inc.	BY PAR Cinsley Swanson

RECEIPT
RECU

RECEIVED FROM RECU DE	DATE	089213
Cory & Tashia Baumle		\$ 10,500.00
ten thousand five hundred		xx
FOR POUR	Home Renovation - progress payment	
4201 - 70 St., Camrose AB (Inv # 0251)		
TAX REG NO N° DE TAXE	Backup Construction Inc.	BY PAR Cinsley Swanson

RECEIPT
RECU

RECEIVED FROM RECU DE	DATE	089211
Cory & Tashia Baumle		\$ 17,491.98
seventeen thousand four hundred ninety-one		98
FOR POUR	Home Renovation - final payment	
4201 - 70 St., Camrose AB (Inv 0252)		

EXHIBIT H

BACKUP

6318 Erickson Drive, Camrose, AB T4V 3M4 Box 152
 Phone 780-608-0740
 GST # 83019 5814 RT0001

Bawlt AB
 TOB 036

DATE July 27/12	YOUR ORDER NO.
SALESPERSON	OUR ORDER NO.
SHIPPED TO	
VAT	

SOLD TO

Cory Tasha Baumle
 4201-70st
 Camrose AB

QUANTITY DESCRIPTION PRICE AMOUNT

- Progress Payment on Kitchen/Bathroom
 Reno.

10,000⁰⁰

TERMS:

TOTAL PURCHASES	10,000 ⁰⁰
TAX	500 ⁰⁰
TOTAL	10,500 ⁰⁰

EXHIBIT I

BACKUP

INVOICE 0250

6316 Erickson Drive, Camrose, AB T4V 2J4 Box 152
 Phone 780-608-0740 Bawlf AB
 GST # 83019 5814 RT0001 T08 DJD

DATE July 5/12	YOUR ORDER NO.
SALESPERSON	OUR ORDER NO.
SHIPPED TO	
VIA	

- SOLD TO
- Cory Tashia Bawlf
 - 4201 - 70st
 - Camrose AB

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Progress Payment for kitchen, bathroom renos		10,000.00
TERMS:		TOTAL PURCHASES	10,000.00
Paid		GST	500.00
DJ		TOTAL	10,500.00

EXHIBIT J

BACKUP

Box 152, Bowlf, AB T0B 0J0
 Phone 780-608-0740
 GST # 83019 5814 RT0001

INVOICE 0251

DATE Aug 13/12	YOUR ORDER NO.
SALESPERSON	OUR ORDER NO.
SHIPPED TO	
VIA	

- SOLD TO
- Cory + Tashia Baunle
 - 4201 - 70th
 - Camrose AB

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	-Progress Payment for main floor funds		10,000 ⁰⁰
TERMS:		TOTAL PURCHASES	\$10,000 ⁰⁰
		G.S.T.	500 ⁰⁰
		P.S.T.	
		TOTAL	10,500 ⁰⁰

EXHIBIT K

BACKUP

Box 152, Bowif, AB T0B 0J0
 Phone 780-608-0740
 GST # 83019 5814 RT0001

INVOICE 0252

DATE <i>Aug 23, 2012</i>	YOUR ORDER NO.
SALES PERSON	OUR ORDER NO.
SHIPPED TO	
VAT	

SOLD TO
 • Cory + Tashia Bawnle
 • 4201 70th St.
 • Camrose AB - Home Renovation

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	- Removed existing cabinets.		
	- Removed wall between kitchen + dining room + reframed to suite design.		
	- Removed flooring + installed laminate on main floor + stairs.		
	- Raised sunken living room floor.		
	- Raised plugs + switches.		
	- Removed front door + replaced new.		
	- Removed bay window, reframed + installed new window.		
	- Removed + replaced back door + screen door.		
	- Painted main floor of house except bedrooms.		
	- Scraped ceilings + repaired + restriped and painted cedar ceiling.		
	- Adjusted lighting + switches + plugs for new kitchen layout.		
	- Installed tile backsplash in kitchen.		
	- Hookup kitchen sink, garbage disposal, + dishwasher + new water line to fridge.		
	- Installed baseboard + casing on main floor.		
	- Installed 3 new bi-fold doors + 1 double closet door.		
	- Removed and installed new tub, tub surround + sink		
	- Removed heat lamp.		
	- Install light fixtures in kitchen, living room, + bathroom.		
	- Install line in bathroom (owner supplied line).		
	- Removed spiral stair case + reframed + install new stairs to 2nd floor.		
	- Blew in more insulation to attic.		
	- Installed new toilet in ensuite bathroom.		
	- Installed new electrical sub-panel.		
	- Removed + installed new kitchen window.		
	- Installed railing spindles for new stairs.		
	<u>Material - Home Hardware</u>		
	- Emco		9207 73
	- D+Z Siding		1600 40
	- T+L Insulation		69 52
			625 00
	<u>Labour - Backup Construction Inc.</u>		29550 00
	<u>Subcontractors - Camrose Contracting</u>		6,220 44
	- Battle River Plumbing + Heating Ltd.		2,735 94
	- S Star Painting		5,350 00
	- Creative Interiors		300 00
			<u>46,659 03</u>
	less progress payments -		30,000 00
TERMS:		TOTAL PURCHASES	16,659 03
		G.S.T.	832 95
		P.S.T.	
		TOTAL	<u>17,491 98</u>

Extras - Baume Renovation

- ① Painting - new stairwell
 - front door
 - bifold doors in kids room
 - casing around windows in 2 bedrooms (kids)
- ② 1 Kitchen sink window - labour + material
- ③ Garborator - material + labour - plumber
 - electrician
- ④ Blown in Insulation in attic
- ⑤ Electrical:
 - living room light 105.00
 - repair island light 70.00
 - under cabinet light 245.00
 - temporary connections to microwave + island plugs 25.00
 - temporary hookup stove 35.00
 - plugs bedroom, hallway, dining, nook 300.00
 - remove old lights + install temporary in kitchen 10.00
 - installed new kitchen lights 1250.00
 - new pot trims 15.00
 - random poor wiring + loose connections fixed 47.00
 - fish TV outlet in kitchen 22.00
 - 2nd island plug 35.00
 - wire + switch at bottom of stairs 435.00
 - rewire plug bathroom 22.00
 - Electrical sub panel 700.00
 - smoke detector 25.00
 - new bar fridge wire 100.00
- ⑥ Plumbers:
 - tub spout replaced
 - move water line for stair opening
 - move vent pipe in bathroom for new tub
- ⑦ Stair Opening
 - remove old stairs (labour)
 - install new stairs (labour + material)
 - laminate on stairs (labour)
- ⑧ Framing wall to close in staircase
 - labour + material
- ⑨ 1 Toilet Install - labour + material
- ⑩ Install bifold doors in kids room - labour + material

Baumle

Original Estimate \$ 36,875.00
Mudding + Taping - 1,800.00

Estimate \$ 35,075.00

Added Extras + 11,584.03

Total Bill 46,659.03 + GST
= 48,991.98