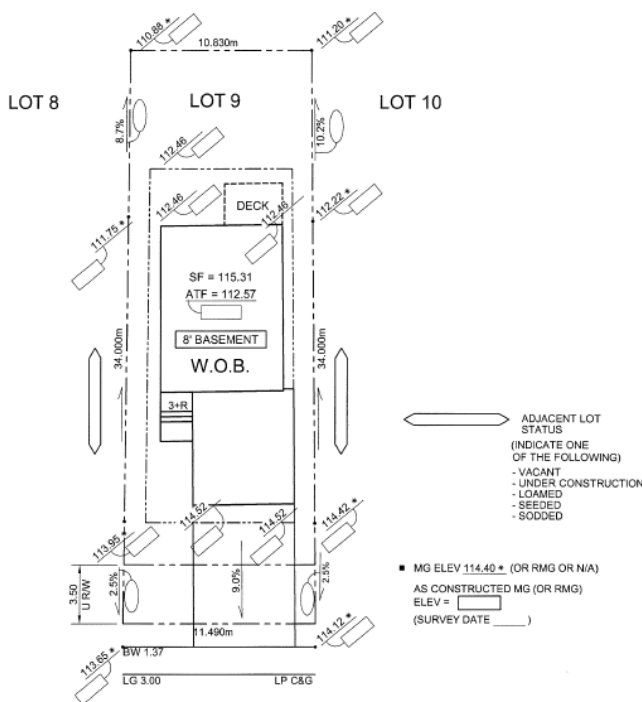


# Appendix B – As-Constructed Grade Certificate Requirements

- The purpose of the As-Constructed Grade Certificate (ACGC) is to validate that the lot grading was completed in compliance with the Lot Grading Bylaw at the point in time that the legal survey was conducted.
- The document validates that the builder's obligations with respect to providing Positive Lot Drainage has been met at that point in time.
- The property owner is responsible for all activities on the lot and ensuring that Positive Lot Drainage is maintained in accordance with the drainage patterns established by the builder.



## REQUIRED LOT GRADING CERTIFICATION

All constructed grades and slopes, as noted on the final As Constructed Plot Plan, meet the tolerances as defined by the City of Calgary Lot Grading Bylaw on the survey date indicated.

Minimum house opening elevations

- Do not apply, or
- Are above the MG (or RMG) elevation specified by the Developer's Consultant for the lot.

## Lot Grading Certificate Requirements:

- ✓ The builder is obligated to submit the **As-Constructed Grade Certificate (ACGC)** within 12 months of Occupancy.
- ✓ The ACGC submission must meet the requirements of The City of Calgary, including an as-built plot plan and certification:
  - Contain the information from both the approved plot plan and the surveyed (as-constructed) plot plan for:
    - Lot elevations
    - Drainage Slopes
    - Lowest top of footing
  - Confirm that the minimum building entrance grades have been met (if applicable).
  - The Certification must validate that grading tolerances have been met.
  - The Certification must validate that positive lot drainage has been provided.
  - The property owner must maintain positive lot drainage patterns in accordance with those indicated on the ACGC.