



BUILDING EDMONTON NEWSLETTER - AUGUST 2017

Development and Building Industry Resources

Keeping residents and industry partners informed of the ever changing city we live in is very important. The City of Edmonton recognizes that when implementing new or revised policies and processes, clear and regular communication helps everyone affected.

Building Edmonton is a monthly newsletter that provides subscribers with regular updates about development and building policies and processes.

To help ensure that you don't miss out on important updates, visit [Development Industry Resources](#) to view previous Development and Building newsletters, bulletins and updates.

Electrical Installation: Underground Services

To enhance customer service and ensure a safe standard for the installation of underground utility services. The City has introduced the [Installation Guide for New Residential Underground Utility Services](#) for all new Single Family, Semi-Detached and Row Housing. **After September 5, 2017**, all underground service permits issued must adhere to and pass inspections by these guidelines. Refer to the [Residential Underground Utility Services Guide Diagram](#) for more information.

For any questions or inquiries contact electricalcr@edmonton.ca or 780.496.6674

Training Sessions for New Residential Underground Utility Services

Four training sessions are available for anyone that would like more information on this guide and what it means to the Building and Development Projects within Edmonton.

Free to attend. [Reserve](#) your spot today!

Garden Suites

At the July 10, 2017, Public Hearing, Council approved new zoning regulations for garden suites (formerly garage & garden suites). The purpose of the amendments was to improve the buildability and quality of garden suites by adding increased design flexibility while mitigating impacts on adjacent properties.

In addition to consolidating garage and garden suites into a single garden suites use, garden suites have been made a Permitted Use in low and medium-density residential zones.

Please note that the new regulations come into effect on September 1, 2017.

For more information go to edmonton.ca/gardensuitezoning

Parks Development Inspections Manual

The City of Edmonton is responsible for accurately and efficiently completing hundreds of landscape inspections every year and is accountable for ensuring that millions of dollars of new landscape inventory (land, landscaping and amenities) that come into City ownership meet City standards. The Parks Inspection manual outlines clear guidelines for city staff to follow when conducting inspections.

The manual includes an account of an inspector's responsibilities and expected conduct, inspection checklists and procedures. Adherence to the procedures set out in this manual will serve to regularize processes, will facilitate transparency regarding the City's expectations when it comes to landscaping and will ensure consistency amongst inspections.

Review the [Inspector Guidelines - Parks Development Inspections manual](#) for more information.

Permits and Inspections Compliance Report Programs

The Compliance Report Programs (CRP) are offered to provide Home Builders an alternative to conventional site inspections, while still satisfying the City of Edmonton's Quality Management Plan (QMP).

The current Quality Management Plan mandates the minimum number of required inspection(s) per respective discipline for a residential building.

The Compliance Report Programs are not a verification of compliance (VOC), as they are not third-party verification, but rather a report that the City is prepared to accept for non-required inspections

The CRPs provide options for builders within their respective project schedules and ensure compliance with the Quality Management Program.

The City of Edmonton has established documentation requirements for each of the applicable programs:

1. [Footing and Foundation \(Building\)](#)
2. [Plumbing Stacks \(Plumbing\)](#)
3. [Plumbing Groundworks \(Plumbing\)](#)

[Read more](#) about these programs.

Residential Exhaust Appliances: Equalization of air intake and removal

Most homes have several exhaust appliances: a clothes dryer, wood stove, bathroom fans, central vacuum systems and the kitchen exhaust fan. Although tightening up a house is a good way to make it more energy efficient, builders and contractors need to remember that reduced envelope air leakage makes it harder for air to enter a house. When an exhaust fan removes air from the house, an equal volume of air must enter.

Most homes have several exhaust appliances. These can include a clothes dryer (100-250+ cfm), bathroom fans (50-200+ cfm), a power-vented water heater (50+ cfm), a woodstove (10-80+ cfm), and a central vacuum system (100-200+ cfm). However the most powerful exhaust appliance in most homes is the kitchen exhaust fan (180-1200 cfm).

As an exhaust fan begins to depressurize a house, some of the necessary make-up air is inevitably drawn through cracks that may exist in the building's envelope. In winter, moisture in the cold outside air may condense inside the walls. This can lead to mold and structural rot. Additionally, if a radon mitigation system is not present, accelerated sub slab infiltration into the house can result in serious health issues for the occupants.

Depressurization affects not only the building envelope. Operation of any exhaust appliance (see above examples) is adversely affected when maximum depressurization limits established by the manufacturer are exceeded. ABC2014:B: 9.32.3.10(1) indicates capacity ratings for required fans must be tested to CAN/CSA-C260-M or HVI Publication 916, "Airflow Test Procedure". Approved equipment will not operate to rated capacities when subjected to excessive depressurization and/or incorrectly sized exhaust ducting.

Managing depressurization is done by installing a make-up air (MUA) system, which provides replacement air from the large exhaust devices at the time they are used, maintaining indoor-outdoor pressure balance.

FUEL BURNING APPLIANCES

9.32.3.8.(7) directs that CAN/CGSB-51.71 be applied for makeup air requirements for dwelling units based on maximum depressurization limits of fuel-burning appliances.

Table 3: CAN/CGSB-51.71 **Depressurization Limits for Fuel-Burning Appliances and Venting Systems ***

| | |
|----------------------|------------|
| 1) Natural Draft | Max. 5 pa |
| 2) Pellet Stoves | Max. 15 pa |
| 3) Sealed Combustion | Max. 20 pa |
| 4) Power Vented | Max. 20 pa |

*A Use Table 3 as default values **if depressurization limits are not available from the manufacturer.** The limits in Table 3 are valid only during the heating season and for detached, semi-detached and row house dwellings.*

Updated ABC9.36 Energy Code Information & Applications

With the the implemetation of the Provincial Energy Code, the City is continuously working with industry to listen to and address comments. ABC 9.36 requirements are continuously being communicated, as such, the inspection process is now being formalized to charge additional fees for energy code deviations. These are cases where building envelope details are not being built to plan, air barriers do not meet the compliance route requirements or deviation from heating and hotwater system requirements are found. **A re-examination fee of \$250 will be charged for energy code deviations.**

For more information, visit edmonton.ca/energycodes

Barrier-Free Design Guide 2017

The Barrier-Free Council of the Safety Codes Council, in partnership with Alberta Municipal Affairs has developed the Barrier-Free Design Guide to provide further interpretation and understanding of accessibility requirements under section 3.8. of the Alberta Building Code.