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News and Events

Building Blocks Session

Join us for the September session of the City's monthly Building Blocks information and discussion series.

Date: Thursday, September 26

Time: 12-1 p.m.

Location: Online webinar via Google Meet

[Register for free today.](#)

In this session Cory McCambridge from APA - The Engineered Wood Association, will be the presenter.

Building Blocks is a series put on by the City's Safety Codes, Permits and Inspections team to create a forum for learning, questions and discussions on high-performance buildings, code changes, industry best practices and more. Questions? Contact justin.phill@edmonton.ca

Introducing a Canadian First: Auto-Review for House Development Permits

As part of the ongoing commitment to continuous service improvement and innovation at the City of Edmonton we are excited to share the launch of Auto-Reviews for House Development Permits. Edmonton is the first major municipality in Canada to introduce this new process, which enables successful applicants to receive a development permit as quickly as the same day.

The Auto-Review process is available on the [self-serve website](#) (for single detached and semi-detached housing in the developing areas (zoned RSF). See the detailed [How-To Guide](#) to help you take advantage of this new automated process.

Auto-Review for House Development Permits is supported by the Housing Accelerator Fund. This new innovation reduces costs for delivering housing, which in turn supports our goal of increasing access to

City's New Infill Infrastructure Fund Will Break Down Barriers to Building More Housing

The City recognizes that the upfront investment required from developers for shared public infrastructure upgrades - water, storm and sanitary systems, mobility infrastructure and electrical distribution - can be a significant barrier to building new housing, particularly in neighbourhoods within Edmonton's redeveloping area. The new \$39-million Infill Infrastructure Fund (IIF) - enabled by the Canada Mortgage and Housing Corporation's Housing Accelerator Fund (HAF) - is the City's latest step to help reduce these barriers and make Edmonton a top choice for housing development and investment. To learn more and see if your housing project qualifies for funding visit the [Infill Fund](#) page.

City Advances Bus Rapid Transit Planning

The City presented recommended route alignments for three Bus Rapid Transit (BRT) routes to support a population of 1.25 million people at the Urban Planning Committee on August 27, 2024 (see [item 7.2](#)). The BRT routes are now moving into the concept planning phase which involves confirming the recommended BRT route alignments and the station and stop locations. This marks a significant milestone in [transforming our mobility system](#) to prioritize a broader array of interconnected travel options anchored by a robust transit system so people have more choice in how they move around. A robust transit system ensures all areas of the city are well-connected and accessible, helping support growth and densification. Learn more about the BRT routes at edmonton.ca/BusMassTransit.

Edmonton's Zoning Map Has a New Look

As part of implementing the new zoning bylaw, the [Zoning Map](#) now has a new look and feel! Launched on August 15, the new map reflects a number of important changes that came into effect which make the zoning map more user-friendly. The Zoning Map includes information relating to zoning, along with development permit applications and land development applications. [Read more](#).

New Rules About Ground Level Entrances for Cluster Housing or Multi-Unit Housing

A new Zoning Bylaw text amendment requires individual entrances for ground floor, street facing dwellings in multi-unit housing developments where the building wall is greater than 12.8 metres in length. These rules don't apply for dwellings that do not face the street. [Learn more](#).

Accessible Entrances at Zero or Limited Setbacks

The City of Edmonton is seeing a resurgence of new building construction next to property lines with zero or limited setbacks. With the setback less than 1.8 metres, there may not be sufficient space on the property to provide required accessibility ramps that meet the building code. This has resulted in site designs that don't

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requirements and the importance of planning for these requirements during the design phase. [Read more.](#)

New National Building Code - 2023 Alberta Edition

Attachment of Vinyl Cladding

A new line has been added to the [2023 National Building Code Alberta Edition](#) for vinyl siding attachment requirements – maximum 400mm o.c. spacing for horizontally applied cladding, and 300mm o.c. for vertically applied. “Attachment of cladding shall conform to Table 9.27.5.4.-A unless a greater spacing is permitted in an evaluation report prepared by an accredited certification organization.” Any questions? Contact residentialbuildingpermit@edmonton.ca

Safety Codes & Permit Updates



Ensuring a Successful First Time Inspection

Over the past several months the number of "missed" or failed first inspections has been trending upwards. There were 550 missed inspections in July and over 440 halfway through August on the first attempts.

Missed first inspections are fails for *No Address*, *Unsafe Access* and *Job Not Ready*, all of which are avoidable most of the time barring extreme situations. As well, with the current high volume of inspections some of our lead times can be extended to 11 days which is a large cost and inconvenience to industry. Help cut those timelines as well as potential second inspection timelines by being ready and accessible at the time of your first inspection. These documents will help ensure a successful first inspection. [Update: Address Visibility at Construction Sites](#). [Commercial Construction Address Sign Standards](#). [Examples of Safe Access](#).

Verification of Compliance Updates

To assist with high volumes of inspections and the associated timeline demands, the City has been working on refining the Verification of Compliance (VOC) program. We have created consistent lists of infractions that

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This form is a legally binding declaration that verifies you completed the work to appropriate code requirements. This process counts as an inspection and is subject to fees when incorrectly submitted. As well, this process is subject to field audits after receipt of signed forms and inspection outcomes may be reversed with applied fees if incorrect documentation has been provided. Here is a copy of the [VOC form](#) which you should note on your inspection outcome.

Electrical Service Charges - Residential and Commercial

To ensure that an agreement made by the City of Edmonton, EPCOR and The Inspections Group Inc. is upheld, any upgrades to an electrical service including panel changes, will require a complete service change, from panel to the weather head inclusive. The upgrade service must be brought up to 2021 CEC code rules and EPCOR's customer connection guide regulations. Any jobs not adhering to these rules will be dealt with on a one-by-one basis. This agreement is being endorsed by the present Chief Electrical Inspector, Don Kuziw. For more information email ElectricalTechnicalAdvisors@edmonton.ca.

Check the [Alberta Municipal Affairs website](#) for updates to codes and standards and [sign-up to be notified](#) when new Standata or other information is posted.

If you have questions or concerns, please contact developmentsservicesrelations@edmonton.ca

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