



BUILDING INSPECTION PROCESS

Edmonton

Why do you require an inspection?

Inspections are a required part of the permit process. Whether a home is being built or a smaller scale residential construction project is undertaken, the permit is not complete until all work passes the required inspections. The City of Edmonton's Safety Codes Officers conduct compliance monitoring inspections in alignment with applicable codes, standards and bylaws.

Note: The City of Edmonton oversees the inspection process but any work completed on residential property is the owner's responsibility.

Inspection Checklist

Single family, Semi-Detached & Row Housing (up to four units)

The following inspections are required, each occurring at different stages of your home's construction:

1. Footing and Foundation Inspection (prior to backfill)

- Review of any damp roofing
- Footing
- Foundation
- Weeping Tiles

2. Framing Inspection

- City-stamped approved drawings on site, including roof truss/floor system package
- Truss installation
- Bearing points/bracing/blocking
- Fire separation continuity (where applicable)
- Ensure construction matches the supplier details and the engineered layouts

3. Insulation and Vapour Barrier Inspection

- Ensure construction meets the Energy Code approved drawings on site
- Building envelope (weathertight building, continuity of air barrier)

4. Final Building Inspection

- Confirmation of documentation requirements (where applicable)
- Safety systems:
 - smoke alarms
 - carbon monoxide alarms
 - handrails
 - guard rails
 - egress requirements
 - basement insulation

Miscellaneous building permits (basement developments, renovations, sheds, decks, garages, hot tubs, gazebos and swimming pools)

Each project may have a different number of other inspections based on the services built into the project (electrical, HVAC & plumbing/gas).

1. Final Building Inspection

- Supportive structure
- Non-vented soffits (where applicable)
- Construction must match City approved permit drawings
- Conforming guard rails, handrails and stairs
- Weather-tight building envelope
- Hot tub or swimming pool installations only** – Protection from unauthorized access by a fence, wall or enclosure that has a minimum height of 1.8m and can't be climbed from the outside.

Documentation required prior to booking an inspection

- » Upon issuance of a permit, the permit holder must comply with the terms and conditions of the permit including requesting site inspections at specific stages of construction.
- » Building permits must be issued prior to booking an inspection.

Requesting an inspection

- » Request inspections by visiting the project dashboard in selfserve.edmonton.ca or if necessary, by calling 311 (outside Edmonton: 780-442-5311).
- » Inspections methods include: [In-Person](#), [Remote Video Inspections \(RVI\)](#) and [Verification of Compliance \(VOC\)](#).
- » Property address must be visible from the street
- » Individuals 18+ must be present to provide access for inspections in occupied dwellings
- » Ensure access to all areas of inspection is clear and unobstructed
- » Secure and contain all pets

Inspection fees

- (1) Unless otherwise specified, the fee payable for a permit includes all mandatory inspections.
- (2) A fee for an additional inspection is payable where:
 - (a) the municipal address of the parcel for which the permit was issued is not displayed; (b) when an inspection has been previously arranged; and, (i) the inspector is unable to access the building (ii) the undertaking is not ready for an inspection or (iii) a previously identified deficiency has not been corrected.

(S.2, Bylaw 17000, January 1, 2015) (S.7, Bylaw 17450, January 1, 2016) (S.21, Bylaw 15894, Consolidated January 1, 2016)

Cancelling and rescheduling an inspection

Cancel or reschedule inspections by visiting the project dashboard in selfserve.edmonton.ca or if necessary, by calling 311 (outside Edmonton: 780-442-5311).

Cut off time for requesting a cancellation without reinspection fees is 12 pm on the business day prior to the day the inspection is scheduled. Reinspection fees apply to cancellation requests received later than that.

Documents required on site for an inspection

Copies of permits and City-approved plans must be on site.

Possible inspection outcomes

Acceptable

No deficiencies need to be corrected.

Acceptable with conditions

Minor deficiencies have been identified but are not considered life safety.

Unacceptable

Multiple deficiencies or life safety concerns have been identified. Re-inspection is necessary before proceeding.

*** Life safety:** recognizing occupant safety and egress requirements

Timelines

- » Inspection can be requested based on the capacity of a given day. Once capacity has been reached, that day will no longer be available and a future date will need to be selected. Inspections are typically completed on the day requested.
- » Request an inspection before 12pm and where capacity remains, it will be scheduled for the following business day.
- » Required to begin work within 90 days of issuance of permit
- » Permits expire (24 months from date of issuance)

Safety

City of Edmonton inspectors adhere to [Provincial Occupational Health and Safety regulations](#) including for safe access and wearing appropriate footwear while conducting inspections.

Contact info

Edmonton Service Centre
2nd Floor, 10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

Monday to Friday 8:00am–4:30pm

Phone

In Edmonton: 311
Outside of Edmonton: 780.442.5311

Email

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