

Building Edmonton Newsletter - April 2024

Building Blocks Session

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

Date: Tuesday, April 30, 2024

Time: 12 - 1 PM

Location: Online webinar via Google Meet

[Register for free today!](#)

In this session, Justin Phill will share permit application requirements for NECB and 9.36 submissions for the new codes coming into force on May 1, 2024.

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.

Commercial Building Permit Submission Requirements

Last year, the Commercial Building Permit Team processed 2,396 permit applications with a construction value exceeding \$2 billion. These applications ranged between 20 and 500 pages of plans. This is a significant volume and incomplete applications are common. The following tips will help ensure your application is as complete and comprehensive as possible and ready for submission. [Learn more.](#)

Zoning Bylaw Trends - Q1 2024

It has been just over three months since Zoning Bylaw 20001 came into effect creating a more simplified and supportive regulatory environment to guide development in Edmonton. Central to the development of the Bylaw was the reduction of barriers and encouraging investment in the city. As we undertake our day to day work, we have started to see development trends emerging from the new Bylaw. Over the next year, this quarterly column will highlight some of these trends for you. [Read more.](#)

Updated Draft District Plans Are Here

The final draft District Policy, 15 district plans and the list of proposed geographic plans to keep, change or retire are now available at edmonton.ca/districtplans. There you will find a number of resources to help you understand how the plans will help create a more streamlined planning framework to guide growth and development in Edmonton, what's changed since 2023 and how feedback was used to inform changes. [Sign up today](#) for one of three (free) virtual public information sessions being offered on April 22, 23 and 24, 2024 to learn more and ask questions. Comments from these sessions will not directly impact changes to the plans at this stage of the project; however, they will be relayed to City Council at the upcoming public hearing for their awareness and consideration.

The proposed District Policy, 15 district plans and geographic plans to be retired, or amended, are scheduled to go to City Council Public Hearing on May 28 to 30, 2024. More information on the public hearing and how to register to speak will be shared in the next newsletter.

New National Building Code - 2023 Alberta Edition

New editions of Alberta Codes were released on January 25, 2024, including the National Building Code - 2023 Alberta Edition, the National Fire Code - 2023 Alberta Edition and the National Energy Code for Buildings 2020. These new codes come into effect on May 1, 2024. [Read more here.](#) A visual representation of the transition and implementation timeline can be found [here](#). Look for a special edition of Building Edmonton that highlights any procedural changes in permitting and inspection services as a result of the new codes coming

into force. The City of Edmonton will provide information related to the new National Building Code release as it becomes available.

Safety Codes & Permit Updates

Play Golf with Retiring Chief Electrical Inspector Gerry Wiles

You're invited to join us to celebrate and honour the man that has given us so many great years to our Electrical and Construction Industry. Gerry loves his golf so it's fitting that a golf tournament be his send-off into retirement. If you don't golf, don't worry, we have tickets to the celebratory dinner that evening as well. See you there!

Please click on the link below for all the event information and ticket purchasing options. [Event Information and Registration.](#)

Meter Clearance Clarification

Industry has been searching for clarification on clearances to both electrical and gas meters, which have been in existence for many years. These clearances capture items like appliance venting, windows, dryer vents and other items that may produce moisture or condensation. Included are pictures that capture the bulk of the scenarios that industry would see and the code clauses that allow a safety codes officer to infract an installation if it is found these clearances are not met. [Learn more.](#) [ATCO Clearances Meter and Riser Location](#)

Electrical Load Capacity - Present and Future Installations

New electrical services are being offered and requested in homes and businesses across the city. With these new technologies and services, the electrical load capacity must be considered. Read more.

Project Documents Required for Electrical Inspectors

All Electrical Inspections are asked to have all project documents on site in a clear file folder and present at the electrical panel. Project documents include single line diagrams, plans, solar information, load calculations, etc. Supplying and presenting all necessary project documents at the electrical panel will help to relay any important information the inspector requires to know about the project and relieve any confusion that may lead to a re-inspection or a possible inspection failure.

Inspection Checklist in SelfServe

To improve the customer experience of the safety code inspection process, permit holders of building and trades permits now can access inspection readiness checklists for their inspections while managing their project in the SelfServe portal. [Learn more.](#)

Cooking Facility Letter of Confirmation

Effective May 01, 2024, a building permit applicant will be required to submit a letter of confirmation, along with the application, for any facility involved in commercial, industrial, institutional and similar cooking applications. [Learn more.](#)

- Helpful Permit Tips -

Secondary Suite Inspections

The City of Edmonton has seen an increase in the number of secondary suite inspections in recent months. SCPI would like to take this opportunity to highlight a 'plain language' resource for contractors, providing

guidance in the design and execution of Secondary Suite Projects, in accordance with the National Building Code 2019 - Alberta Edition. [Read more.](#)

Looking for information from a previous Building Edmonton Newsletter? Read our back issues on the [Industry Communication](#) page.