

The logo for Building Edmonton, featuring the words "BUILDING" and "EDMONTON" in a bold, blue, sans-serif font, stacked vertically.The logo for the City of Edmonton, featuring the word "Edmonton" in a white, sans-serif font inside a dark blue square.

Building Edmonton Newsletter October 15, 2024

Building Blocks Session

There is no Building Blocks webinar this month, but we encourage people to attend the free *Building Better in Alberta Webinar Series: Sustainability 101* hosted by Passive House Alberta Foundation on October 21. The session will cover:

- The environmental, social, and economic benefits of sustainable construction
- How sustainable building practices can reduce waste, lower energy consumption, and enhance community well-being
- The role of the construction industry in addressing global challenges like climate change and resource depletion
- Practice strategies for incorporating sustainability into design, materials and construction processes

Date: Monday, October 21

Time: 12-1 p.m.

Location: Online webinar via Google Meet

[Register for free today](#)

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

District Policy and Plans Approved for Next Milestone in City's Planning Modernization

The City of Edmonton continues to modernize its plans for growth expected now and over the coming decades, as City Council approved the new District Policy and 14 district plans.

The District Policy, plans and the Zoning Bylaw each play a role as we continue building our city through the 2050 timeframe outlined in The City Plan. The District Policy and plans set the general direction for how

communities will grow and change over time, whereas zoning generally determines what can be developed on a plot of land today.

With City Council's approval, the new policy and 14 new plans are now in effect as of October 2, 2024 and the City will begin implementing it immediately. Council will still consider the Rabbit Hill District Plan at a future public hearing. A [digital map](#) of the district boundaries, nodes, and corridors is available on edmonton.ca/districtplanning to help residents and stakeholders explore the changes in detail.

Apply Early to Access the New Infill Infrastructure Fund

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 a major step by the City to help reduce these barriers and make Edmonton a top choice for housing development and investment. Developers and builders are encouraged to apply early, as funds will be allocated on a first come, first-served basis calculated from the time a complete application is received. To learn more and see if your housing project qualifies for funding, visit edmonton.ca/infillfund

NATIONAL BUILDING CODE 2023 - ALBERTA EDITION

Hoardings, Covered Walkways and Construction Fences

Hoardings, covered ways, construction fences, boarding and/or barricades are important safe work practices to protect the public from construction and demolition site hazards, and to control vehicular and pedestrian traffic around these sites. The requirements for these safeguards can be complex as they occur in several different legislations and are monitored by different City departments. Here's more [complete information](#).

SAFETY CODES & PERMIT UPDATES

Inspection Timelines and Verification of Compliance Use

With the increasing number of permit applications we have seen a corresponding rise in the number of inspection requests. While we work extended hours and use contractors, technology and Verification of Compliance (VOC) programs, there is still a backlog in our system.

In June, July and August there was an average of 500 wasted trips per month which has adverse effects on wait times. If your inspection outcome allows for use of the VOC program, please ensure you are submitting your

forms through the correct channels and submitting complete information or the process will fail with applicable fees being applied as it is considered an inspection. [Read more](#).

Professional Engineer Sign Off on Plumbing Projects

As our busy construction season continues with no sign of slowing down, the City of Edmonton is always looking for opportunities to maintain service levels to support housing affordability. The plumbing and gas team is currently unable to maintain service levels normally offered and has created a short-term opportunity to help expedite inspection timelines. Starting Oct 15, 2024, we will accept a letter from a professional engineer as proof of compliance for plumbing groundwork on single detached and semi detached residential. [Read this notice](#) for more information and instructions.

Project Implementation Plans

A Project Implementation Plan (“PIP”) outlines and records how the project team will comply with applicable safety laws during a construction project. The project team includes the property owner, the building permit applicant or holder, and the constructor. The project team works together to ensure the project follows applicable laws, regulations, codes, and local rules intended to protect public safety and health, nearby properties, and infrastructure. Learn more about [Project Implementation Plans](#).

Construction Fire Safety Plan Reviews and Fees

To better serve Edmonton’s rapidly growing construction industry, Edmonton Fire Rescue Services (FRS) is taking a risk-based approach to fire inspections during construction. Building sites will be evaluated based on a risk matrix, and attended as needed by EFRS. To ensure projects are charged only for services rendered, Fire inspection fees are no longer being collected as part of the building permit fees. Fire inspection fees will be invoiced separately after a Fire Safety Codes Officer reviews the fire safety plan and confirms compliance on site during an inspection. [Read more](#).

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.