

**BUILDING
EDMONTON**

Edmonton

July 2021

July Building Blocks sessions

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

Date: Tuesday, July 27, 2021

Time: 12:00 noon to 1:00 pm

Location: Online via Google Meet

[Register for free today!](#)

The July session is: Sheathe for Success - Simple Techniques to Make Buildings Stronger and More Energy Efficient, presented by Cory McCambridge from APA - The Engineered Wood Association. This one-hour session will discuss how wood structural panel wall sheathing can work for you by balancing structural integrity, energy efficiency, and cost effectiveness all while using a product that is sustainable and environmentally friendly.

Questions? Contact Justin Phill at justin.phill@edmonton.ca.

Zoning Bylaw Renewal Update

Administration provided a [Zoning Bylaw Renewal](#) progress update at the June 29 Urban Planning Committee ([item 6.1](#)). The report presented research, analysis and foundational activities that set the direction of the new Zoning Bylaw, and outlined key deliverables planned over the next phase of the initiative.

The report also included information on the Gender-Based Analysis Plus (GBA+) and Equity Toolkit that was developed to guide planners on how best to consider concepts of equity and diversity when drafting zoning rules for the city.

[Learn more.](#)

RED TAPE REDUCTION AND IMPROVING BUSINESS ACCESS

Planning for Success: Council Approves Repeal of 74 Land Use Plans

Arguably the largest Land Development Application (LDA) the City has ever presented was heard at the June 8 City Council Public Hearing ([item 3.11](#)). Following a marathon public hearing that concluded at midnight, Council unanimously voted to repeal 74 out of the 75 land use plans initially proposed for repeal. The plan repeals are part of the [City Planning Framework project](#), a two-phased project to simplify land use plans to ensure our neighbourhoods are adaptive and responsive to our collective city-building goals. [Learn more.](#)

Automatic Permit Review for Simple Deck Applications

Customers applying for deck permits online will now benefit from a new process that automatically reviews applications for completeness and compliance with the Zoning Bylaw and applicable building code requirements. This new process supports quicker and more consistent timelines for permits and helps free up City staff time to focus on more complex applications, especially during peak times when there are high volumes of applications. [Learn more.](#)

Secondary Suite Project Checklist

The City partnered with CHBA-Edmonton to develop a design and construction provisions checklist for homeowners and builders looking to construct their home in a way that will allow for the future addition of a secondary suite. See the new suite-ready considerations section in the [City's Secondary Suite Design Guide](#) for more information.

SAFETY CODES AND PERMIT UPDATES

Small Building Emergency Access Guidelines

Zoning Bylaw amendments in support of secondary suites and garden suite development have resulted in the need for new emergency access design guidelines for small buildings. [Learn more](#) about the minimum emergency access provisions and design guidelines.

Rowhouse Sump Pump and Storm Drain Assembly

Weeping tile discharge, particularly for 3 and 4 unit row house infill projects can be a challenge. The line drawing in the attached document illustrates how these systems can be connected to both the sanitary and storm discharge systems, while meeting requirements of the [National Plumbing Code](#), [Drainage Bylaw 18093](#) for lot grading/surface drainage and [EPCOR Drainage Services and Wastewater Treatment Bylaw 19627](#). To determine if this system is required, or if a surface discharge is acceptable for your lot and building size, contact City of Edmonton's Lot Grading Team. [Learn more.](#)

Commercial Kitchen Grease Interceptor Requirements As per EPCOR Drainage Bylaw 18100, every commercial kitchen is required to have an appropriately sized grease interceptor. Industry professionals are reminded to ensure they obtain the appropriate plumbing and gas permit before installing the interceptor and schedule the required inspections to complete the installation process. Once installed, the manufacturer required maintenance should be performed regularly on these units.

Residential Ground Plate Installation and Inspection Changes

Serious safety issues have been detected in recent ground plate/ground electrode system installations for new single family homes. As a result, Epcor is instating the following measures as of August 1, 2021:

- All ground plates/ground electrodes must be installed inside the basement of a new home 600mm below finished grade (the top of the basement slab) and will be inspected as part of the service inspection.
- There will be an option to install 20 ft of copper wire in the footing, but this will require an inspection at the time of installation and there will be an additional inspection fee if this is chosen as an installation method.

Please refer to [Epcor's ground electrodes for residential services notice](#) for additional details.

Product Exchange and Plan Revision Procedure

The City recognizes that current building material price rises and shortages are causing builders to have to adjust their plans on-the-fly. Please refer to the [City's project product exchange and plan revisions procedure](#) for an updated list of materials and plan changes that can be made with no impact to timelines, as well as clarification for when a revision review process is required to maintain the safety system integrity and uphold the Zoning Bylaw.

Inspection Cancellations

Industry professionals are reminded that the cut-off time for cost-free inspection cancellation is noon on the business day before the day the inspection is scheduled. Cancellation requests received later than that time will be subject to reinspection fees. Scheduled inspections can be cancelled using the [self serve portal](#) (project dashboard) or, if necessary, by calling 311 (outside Edmonton: call 780-442-5311).

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.