

Building a House

Before You Start

Before any work can start, you need to apply for a **House Combination Permit**. When you submit your application, you must provide:

- The address or plan, block and lot number of your new property
- One set of construction plans (must include site plan or survey, a foundation plan, floor plans, elevation drawings, cross-section plans and construction specifications) drawn to a minimum scale of 1:100
- Identification of any geo-exchange or solar power systems
- Payment of application fees (Fees vary depending on the floor area of your house or addition. Full fee schedule may be viewed online.) (edmonton.ca/buildingahouse)
- Abandoned Wells Confirmation Form with printout of map used to confirm absence/presence of abandoned wells (only if your building will be larger than 47 sq. metres upon completion of construction)

At various stages of the building process, your new home needs to be inspected to make sure the work was done properly:

- 1. Foundation/footing and plumbing inspections** after all of the groundwork for your home has been completed.
- 2. Before drywalling, all roughed-in services and structural work** must be inspected
- 3. Concealed Duct Inspection** (if basement is being developed)
- 4. Final Heating, Ventilation & Air Conditioning (HVAC) and Final Building Inspections** upon completion of your house.

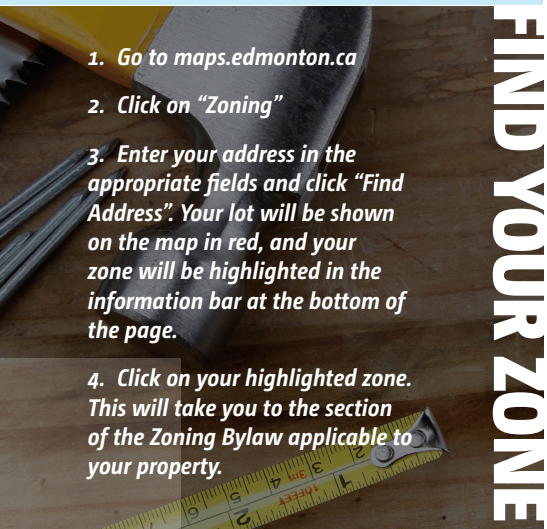
To schedule necessary inspections, call 311.

INSPECTIONS

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In residential zones, there are certain regulations that apply. It is your responsibility as a homeowner to be aware of these regulations.

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1. Go to maps.edmonton.ca
 2. Click on "Zoning"
 3. Enter your address in the appropriate fields and click "Find Address". Your lot will be shown on the map in red, and your zone will be highlighted in the information bar at the bottom of the page.

4. Click on your highlighted zone. This will take you to the section of the Zoning Bylaw applicable to your property.



Contact

For application forms, fees, and additional information:

Phone

311
Outside of Edmonton: 780-442-5311

Web

edmonton.ca/buildingahouse

Email

sdcurrentplanning@edmonton.ca

In Person/Mail

Current Planning Service Centre
5th Floor, 10250 – 101 Street NW
Edmonton, Alberta T5J 3P4

Office Hours

8:00 a.m. – 4:30 p.m.
Monday through Friday


**Fees depend on the scale of your project.
Full fee schedule is available online.*

Permits

A Development Permit, a Building Permit, and Mechanical Permits (Plumbing, Electrical, Heating, Ventilation & Air Conditioning, and Gas) are required for any new home construction. All mechanical work in new home construction must be done by a licensed mechanical contractor.

When you look up the zone of your property, be sure to verify these key pieces of information:

1. **Maximum Site Coverage:** This means that buildings (such as houses, garages, and sheds) can only cover a certain amount of your lot.
2. **Building Location:** Houses are generally required to be 6 metres away from the front property line and 1.2 metres away from a side property line.
3. **Maximum Building Height:** In Edmonton's suburban neighbourhoods, houses can be no taller than 10 metres (or 2.5 storeys). If your new home will be in a mature neighbourhood that is part of the Mature Neighbourhood Overlay (MNO), the maximum height is 8.6 metres.
4. **Eaves Requirements:** Any eaves can project up to a maximum of 0.6 metres into the required yard of 1.2 metres or larger. If the eaves are within 1.2 metres of the yard, they must be non-vented.



Note This is a general guide.
Additional information may be required.

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