



## **Planning Academy- Spring Session- Register Now!**

Our Spring Session still has two courses open for registration:

Residential Infill: Thursday, June 8 6pm - 9pm

Urban Design: Saturday, June 17 9am - 4pm

All courses are facilitated at our new Edmonton Tower building (3rd floor, 10111 104 Avenue NW).

What is Planning Academy?

The City of Edmonton's Planning Academy offers a series of modules designed to provide a better understanding of the planning and development process in Edmonton.

The City developed Planning Academy to help Edmontonians:

- Better understand and participate in the planning process
- Better understand the roles, rights, and interests of all parties involved in the planning and development process
- Increase participation in planning and development matters within the City

For more information about the courses offered and to register visit, [edmonton.ca/planningacademy](http://edmonton.ca/planningacademy)

## **\*\*New Permit\*\* Temporary Construction Access Authorization Permit**

The City has introduced a new Temporary Construction Access Authorization Permit (TCAAP). The existing On Street Construction and Maintenance (OSCAM) Permit is still in effect and is required when working in and around or crossing the road right of way (road, boulevard, sidewalk, alley, City setback).

### **TEMPORARY CONSTRUCTION ACCESS AUTHORIZATION PERMIT (TCAAP)**

A TCAAP is required when equipment will be crossing a boulevard or sidewalk to temporarily access private property from the public road right of way. The permit is issued by Parks and Roads Services, Network Operations. The permit requires the applicant to provide protection to trees and the boulevard and needs appropriate drainage needs to be maintained. Minor locations require two working days to review and process; major locations may require up to 10 working days.

For more information, [click here](#).

### **ON STREET CONSTRUCTION AND MAINTENANCE (OSCAM) PERMIT**

An OSCAM permit is required before construction begins and before proceeding with a residential curb crossing. The permit is issued by Parks and Roads Services, Network Operations and is available online. When applying for an OSCAM permit, consider whether lay down space is required and if so, how much. Minor locations require two working days to review and process; major locations require up to ten working days.

To apply for a TCAPP or OSCAM permit, visit [edmonton.ca/oscampermit](http://edmonton.ca/oscampermit)

## **Mature Neighbourhood Overlay (MNO) Amendments**

On May 29, 2017 Council approved changes to the Mature Neighborhood Overlay following 7 months of extensive consultation with the public, industry, and community leagues. These changes seek to ensure that new housing in mature neighbourhoods remains sensitive to the surrounding community.

To see all the proposed changes click [here](#).

Changes to the Mature Neighbourhood Overlay include:

Adding new regulations for:

- facade articulation between semi-detached and row housing dwellings;
- architectural treatments;
- variation in building designs; and
- cantilevers into side setbacks.

Removing existing regulations about:

- building orientation;
- row housing facades;
- upper half-stories;
- row-housing; and
- statutory plan overrides.

Modifying various other regulations including:

- setbacks;
- privacy screening;
- platform structures;
- driveway access;
- garage size, location and orientation;
- height and basement elevation; and
- consultation for variances.

Development Permit applications approved as of September 1, 2017 will be required to meet the new regulations.

It is recommended that if you are considering making a Development Permit application in the Mature Neighbourhood Overlay that you review the proposed regulations before submitting an application by viewing them online at [edmonton.ca/matureneighbourhoodoverlay](http://edmonton.ca/matureneighbourhoodoverlay).

Submit applications under the current (old) rules no later than July 7, 2017 to provide appropriate time for processing and review prior to September 1, 2017 when the new regulations come into effect. Applications submitted after July 7, 2017 should be made on the basis of the new regulations.

## **Concealed Gas Piping and Tubing**

Clarification regarding the installation of gas piping and tubing in joist spaces used as a return air duct.

CSA B149.1-15

### **Clause 6.7.2**

#### **Piping or tubing shall not be installed**

(c) in a heating or ventilation plenum, duct, or shaft, except as permitted in Clause 6.7.6

### **Clause 6.7.6**

Piping or tubing may be installed in a **false ceiling space**, including one used as a return- air plenum of a central warm-air or air-conditioning system.

The definition of a **false ceiling space** is as follows;

- ceiling space that is enclosed with tiles or panels that are removable without the use of a tool. A typical type is the T-bar constructed suspended ceiling.

**Therefore the installation of gas piping and tubing in joist spaces used as a return air duct is not permitted.**

## **Final HVAC Inspections**

In preparation for Final HVAC inspection please ensure all ventilation fans (including kitchen exhaust canopies) are installed and operational prior to requesting the inspection.

**Compliance will be required effective June 19, 2017.**

For more information, contact Linda Girard at [linda.girard@edmonton.ca](mailto:linda.girard@edmonton.ca)

## **Sleeving 636 Piping**

The City of Edmonton has recognized a product fail issue when Type 636 PVC pipe is in contact with certain types of spray foam causing the piping to deteriorate and fail with potential to leak products of combustion into occupied spaces.

Starting on June 15, 2017, all City of Edmonton Plumbing and Gas Inspectors will be calling for the sleeving of any type 636 piping that is contact with spray foam. For more information, [click here](#).

We, at the City, understand that this is not the case with all piping/foam combinations but as Safety Codes Officers we are unable to discern on site if the products that are installed are compatible.

Please note our building department already looks for this issue on new construction and we will be looking for this on furnace and hot water tank replacements. There are several options available for

preventing contact between the foam and the piping such as tin, wrapping materials etc. Please consult with pipe manufacturers for approved sleeve materials.

For any questions or concerns, please contact Steve Goodwin, Chief Plumbing & Gas Inspector at [steve.goodwin@edmonton.ca](mailto:steve.goodwin@edmonton.ca)

## **Hardsurfacing in Low Density Residential Areas**

At the April 27, 2017 Public Hearing, Edmonton City Council approved Zoning Bylaw Amendments to limit hard surfaces such as concrete and asphalt in low density residential areas. The purpose of the changes is to limit impermeable surfaces to reduce water runoff and support the social and environmental benefits of soft landscaping. For more information, [click here](#)

## **Partnership: The Inspections Group Inc and the City of Edmonton**

Since 2001, The Inspections Group Inc. has provided compliance monitoring services in the building, electrical, plumbing and gas disciplines throughout the Province of Alberta. They also provide approval of electrical, plumbing and gas equipment, fire and electrical accident investigations and related services. Their business is to provide Safety Codes Inspection Services to Municipalities, Corporations, Contractors and homeowners throughout the Province of Alberta.

[Read More](#)

Their Safety Codes Officers, like those at the City, are experienced and knowledgeable in all facets of the Safety Codes Act and must complete an intensive training program through the Safety Codes Council to keep current in all related Codes, Regulations and Standards.

The City of Edmonton has been working with The Inspections Group Inc. through a contract since 2011. The Inspections Group assists the City in delivering all Electrical Inspections and, in times of high volume, assists with Mechanical and Building Inspections as well. In 2016, The Inspections Group conducted 44,348 electrical inspections on behalf of the City of Edmonton. This partnership helps provide the building industry with quick turnarounds on inspection requests by knowledgeable inspectors and providing value to the citizens of Edmonton.

The City of Edmonton and The Inspections Group look forward to continuing our strong working relationship in the years to come.

For any questions, please email [developmentsservicesrelations@edmonton.ca](mailto:developmentsservicesrelations@edmonton.ca)

## **Open Area Requirements for Abandoned Wells**

The City has developed open area requirements on the neighbourhood design near abandoned wells. These requirements are to reduce the risk of future damage to permanent structures nearby in case of abandoned well repair work. **No new requirements are being introduced.** To view the existing procedures, [click here](#).

## **Garage & Garden Suites- Public Hearing Update**

On May 24, Administration presented draft Zoning Bylaw amendments for Garage and Garden Suites. The proposed changes would make Garage and Garden Suites a permitted use in most residential zones, and add new design regulations. Administration was directed to move forward with the amendments to the July 10 public hearing.

For more information, you can review the report [here](#).

## **Alberta Building Code (ABC) 9.36 Application Drawing Requirements.**

(Check list that Christy is working on, will be ready Thursday morning)

## **Compliance Report Program for Single Family dwellings**

The Plumbing Groundworks Compliance Report (PGWCR) Program for Single Family dwellings is now available to all Builders. After a successful 6 month pilot program with multiple Builders, the City of Edmonton has successfully created a new option to support the Plumbing and Groundworks inspection requirements. Builders that use the PGWCR program will not require a formal inspection. During the pilot program participating Builders welcomed an alternative program to the required formal inspection, allowing an opportunity for their projects to move forward quickly, saving time and money for both our Industry partners and the City.

If you have any questions about this new program, please email [plumbingcr@edmonton.ca](mailto:plumbingcr@edmonton.ca)