



Building Edmonton - November 2017

Construction Heat Requirements

As the season is changing to colder weather we are going to see more temporary construction heaters on jobsites and I would like to refer to the Municipal Affairs Standata for temporary heat requirements.

<http://www.municipalaffairs.alberta.ca/documents/G-08-01-B149-1-B149-2-Rev2-TemporaryHeatonConstructionSites.pdf>

More info contact plumbing and gas technical desk 780-496-3117

Building Permit Application Completeness

Complete building permit applications ensure more effective and efficient permit processing. It is imperative that the application include all required information and relevant documents. These items include: plot plan, architectural drawings consisting of elevations, floor plans, sections and details included for 9.36 (assemblies, calculations, air barrier, checklist, summary, etc. (see edmonton.ca/energycodes); roof/floor layouts and supplier letters and pad footing charts; all applicable site-specific engineering (lateral bracing, foundation openings, tall wall, etc) CCMC Registry product approvals or letters of professional oversight for claddings not in ABC; New Home Warranty document (17RU#) or owner-builder authorization letter, Fire Safety Plan, and any applicable variance requests and supporting documentation. Ensure correct address is on all documents and engineering is stamped within the last 2 years).

For further information, please contact brent.mcmillan@edmonton.ca / 780-496-8478 OR jeff.salame@edmonton.ca or 780-442-3537.

Percent of notes (comments) with the key words by application completeness checklist categories - 2017

Category	Key words for the search	%
ABC Section 9.36 details and calculations	Thermal, Resistance, U values, Air Barrier, equipment efficiency, Performance report	50%
Engineered Floor and Roof components	Layouts, heavy column charts, pad sizing, engineered	46%
Professional Involvement	Lateral bracing, over height foundation, 9.15, oversized foundation, tall walls, non-wood railings, manufactured stone, acrylic stucco, engineered screw piles, angle brackets	43%
Fire Safety	Fire, Safety, Evacuation	32%
Radon	Radon	23%
Application	Incomplete application, address, contact name/info, square footage, sub-trade list	17%
NHW	Home Warranty, NHW, Exemption number	11%
Variance Request	variance, outside of 10 min, zero lot, spray foam	10%
Plot Plan	Plot Plan, survey	9%
Elevations	Elevations	7%
Floor and Roof Supplier letter	supplier letter	6%
Thermal Barrier	Thermal Barrier, treated OSB, DensGlass	6%
Spray foam data sheet	Spray foam	6%
Floor Plan	Floor Plan	3%
Fees	Fee, fees	3%

Percent of notes (comments) with the key words by application completeness checklist categories - historically

period (semiannual) /category	Application	Fees	NHW	Fire Safety	Plot Plan	Floor Plan	Elevations	ABC Section 9.36 details	Radon	Floor and Roof Supplier letter	Engineered Floor and Roof components	Thermal Barrier	Spray foam data sheet	Professional Involvement	Variance Request
2015 - 1	15%	2%	18%	16%	2%	4%	5%	0%	0%	4%	23%	0%	0%	12%	10%
2015 - 2	12%	7%	16%	15%	4%	2%	7%	0%	9%	6%	21%	2%	1%	8%	12%
2016 - 1	23%	8%	14%	19%	4%	2%	10%	1%	25%	8%	27%	5%	3%	14%	12%
2016 - 2	17%	6%	13%	18%	4%	5%	13%	8%	16%	9%	33%	9%	6%	18%	10%
2017 - 1	17%	4%	11%	31%	7%	3%	7%	51%	22%	6%	45%	5%	6%	43%	8%
2017 - 2 (July and August)	20%	1%	15%	36%	24%	5%	9%	48%	25%	8%	50%	9%	7%	39%	20%

EFT Transactions

Residential Ventilation Options

BILD Edmonton, in conjunction with the City of Edmonton has been working to develop a process to ensure new homeowners are aware of minimum and maximum OTR (over the range) exhaust hood capacities for their homes. A pilot project is underway to provide options allowing builders to meet occupancy timelines. The following sticker may be used to identify site specific capacities in lieu of having the over the range exhaust hood installed at the time of Final HVAC inspection.

If using the sticker option all information required on the sticker shall be legible. The sticker shall be located on the front of the furnace return air drop in a clear and unobstructed space. The "FINAL" HVAC sticker shall be located adjacent to the OTR hood capacity sticker. The attending Safety Codes Officer will take a photograph of both stickers and attach in the document tab of the Posse job. Calculations shall be derived using good practices in accordance with ASHRAE Handbooks and Standards, HRAI Residential Ventilation Manual and the HRAI Digest. Alberta Building Code 2014 9.32.3 provides guidance to the referenced documents.

Gas Fired Appliances Used for Heating Buildings Under Construction

In recognition of STANDATA published on October 27, 2017 Gas fired appliances used to supply heat to buildings that are under construction or during renovations are required to be certified for that use.

This notice is to inform builders, contractors, renovators, gasfitters/sheet metal workers and owners of the requirements to ensure the installation and operation of gas heating appliances comply with the manufactures certified installation instructions and the CSA B149.1 Natural gas and propane installation code.

Please review the referenced STANDATA

The City of Edmonton will require the Residential Furnace Activation Form(as found in referenced STANDATA) to be completed in its entirety and onsite as required at time of "Final HVAC Inspection" . The form shall be located with the applicable heating appliance(s) commissioning report(s). Failure to have the document present at time of "Final HVAC Inspection" will result in an unsatisfactory inspection outcome.

This procedural transition will take effect on all Residential permit applications received December 1, 2017 and thereafter.

Thank you for your continued support in relation to this Gas Safety Information Bulletin.

Questions in relation to this matter can be directed to steve.goodwin@edmonton.ca or linda.girard@edmonton.ca

Commercial Final Permit Enhancements

The Commercial Final Permit in POSSE will be updated on October 31st to ensure that appropriate permits and inspections are being applied for.

- Trade sub-jobs will be automatically created as required.
- Final building inspections on the Commercial Final Permit can not be booked until each of the required disciplines final inspection has passed.
- The temporary heat contractor will be tracked on POSSE.

What has changed?

Subcontractors associated with the permit will no longer have to apply for a separate permit. Subcontractors must be added to the permit at the time of inspection in order to be automatically listed on the trade sub-job.

Subcontractors can then supply the details needed for their permits on permits.edmonton.ca and apply for their inspections once their permits have been issued.

Fees must be paid in full on the commercial final permit. Subcontractors do not have the option to apply and pay for their trade permit separately.

Changes to payment options for development and planning service fees

As part of the City of Edmonton's ongoing commitment to ensure that every dollar spent provides value, we recently reviewed opportunities to provide cost-effective payment options for our clients. As such, Electronic Funds Transfer (EFT) is being introduced as an additional way to pay for City services such as permits and land development applications.

We will be undertaking an EFT pilot over the next few months with several companies to ensure we account for all needs and help make this process change seamless and secure. The feedback provided by the pilot participants is critical in helping us achieve a successful customer experience. If you would like to participate, please contact our payments team at EFTpayments@edmonton.ca.

Following the EFT pilot, the City will phase out credit card payments in the first quarter of 2018 for land development and planning service fee transactions over \$5,000. Information on how to set up and pay with an EFT account will be made available following the pilot, allowing time to start taking advantage of this new payment method.

EFT is the recommended payment option for development and planning service fee transactions over \$5,000. Existing payment methods such as cheque, debit and cash will also still be available for all transaction amounts and credit card payments will remain available for transactions under \$5,000.

Services affected by the change will include: development permits, building permits, trade permits, and land development applications (LDAs). These changes are part of the City's efforts to reduce merchant fees and ensure services are cost-effective.

Zoning Bylaw Amendment Types

There are several different types of zoning bylaw amendment types that can be used by applicants to permit unique types of development in Edmonton. This guide helps to clarify which type of amendment is the best fit for a particular type of development.