Why do you require an inspection?
Inspections are a required part of the permit process. Whether a home is being built or a smaller scale residential construction project is undertaken, the permit is not complete until all work passes the required inspections. The City of Edmonton’s Safety Codes Officers conduct compliance monitoring inspections in alignment with applicable codes, standards and bylaws.

Note: The City of Edmonton oversees the inspection process but any work completed on residential property is the owner’s responsibility.

Inspection Checklist

**Single family, Semi-Detached & Row Housing (each unit is separate)**
The following inspections are required, each occurring at different stages of your home’s construction:

1. **Plumbing Groundworks Inspection (required prior to work being covered)**
   - Building permit is pulled
   - Contractor information on permit is accurate
   - Summer/winter drain connection (if applicable)
   - Installations meet the National Plumbing Code (NPC) standards:
     - Pipes have grade and adequate support
     - Fixtures below street level are protected from flooding
     - Proper water supply line sizing

2. **Plumbing Stacks Inspection (required prior to work being covered)**
   - Building permit is pulled
   - Contractor information on permit is accurate
   - Installations meet the National Plumbing Code (NPC) standards:
     - Pipes are protected from freezing

3. **Natural Gas Inspection (required prior to work being covered)**
   - Building permit is pulled
   - Contractor information on permit is accurate
   - Furnace and hot water heater BTU information is on site and attached to gas line
   - Gas lines hold air and have a test gauge
   - If furnace is installed, venting is completed

**Private Sewage Disposal Systems**
Each permit may require a different number of inspections based on the scope and value of the project.

1. **System Review Inspection**
   - Building permit is pulled
   - Contractor information on permit is accurate
   - Installations must meet the Alberta Sewage Systems Standard of Practice
   - Soil sample reports
   - Layout design on site

2. **Installation Inspection**
   - Building permit is pulled
   - Contractor information on permit is accurate
   - Installations must meet the Alberta Sewage Systems Standard of Practice
   - Evaluate the final system before it is covered

**Secondary Suites**

1. **Rough-in Inspection**
   - Installations meet the National Plumbing Code (NPC) standards
   - Gas lines for any new appliances
   - Gas line sizing
   - Furnace venting

2. **Final Inspection**
   - Proper installation of CSA approved fixtures
   - Appliances are the correct size BTU
   - Final gas appliance installation—connection to venting
Documentation required prior to booking an inspection

Upon issuance of a permit, the permit holder must comply with the terms and conditions of the permit including requesting site inspections at specific stages of construction.

Building permits must be issued prior to booking an inspection.

Scheduling an inspection

Call 311 to book your inspection or schedule online at edmonton.ca (for registered online contractors).

Property address must be visible from the street.

Individuals 18+ must be present to provide access for inspections in occupied dwellings.

Ensure access to all areas of inspection is clear and unobstructed.

Secure and contain all pets.

Inspection fees

(1) Unless otherwise specified, the fee payable for a permit includes all mandatory inspections.

(2) The fee of $250 for an additional inspection is payable where:
   (a) the municipal address of the parcel for which the permit was issued is not displayed; (b) when an inspection has been previously arranged and, when (i) the inspector is unable to access the building (ii) the undertaking is not ready for an inspection or (iii) a previously identified deficiency has not been corrected.

(S.2, Bylaw 17000, January 1, 2015) (S.7, Bylaw 17450, January 1, 2016) (S.21, Bylaw 15894, Consolidated January 1, 2016)

Canceling an inspection

Cancel an inspection by calling 311. Cut off time for requesting a cancellation is 12 pm on the business day prior to the day the inspection is scheduled.

| Miscellaneous plumbing/gas permits (renovations, additions, furnace replacements, hot water tanks and garage furnaces) |
| Each permit may require a different number of inspections based on the scope and value of the project. |

1. Rough-in Inspection (Detached garage, renovations, additions and where applicable)

   - Building permit is pulled
   - Contractor information on permit is accurate

2. Final Inspection

   - Proper installation of CSA approved fixtures
   - Installation of garage heaters—venting, gas connections
   - Commissioning report and heat load calculation on site

Documents required on site for an inspection

Copies of permits and City-approved plans must be on site.

Possible inspection outcomes

Acceptable
No deficiencies need to be corrected.

Acceptable with conditions
Minor deficiencies have been identified but are not considered life safety.*

Unacceptable
Multiple deficiencies or life safety concerns have been identified. Re-inspection is necessary before proceeding.

*Life safety: recognizing occupant safety and egress requirements

Timelines

- Call before noon: inspection is scheduled for the next business day
- Call after 12 PM: inspection is scheduled within two business days
- Customer Service Agreement: two to five business days (exceptions during high volume)
- Required to begin work within 90 days of issuance of permit
- Permits expire (24 months from date of issuance)

Safety

The Province of Alberta regulates the Occupational Health and Safety Code Explanation Guide that all City of Edmonton Inspectors must adhere to when performing their inspections. City of Edmonton Inspectors follow these guidelines to ensure their safety while coming onto or leaving your site.

Contact Info

Edmonton Service Centre
2nd Floor, 10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

Monday to Friday 8:00am – 4:30pm

Phone
In Edmonton: 311
Outside of Edmonton: 780.442.5311

Email
buildingsafetycodes@edmonton.ca