

The logo for Building Edmonton, featuring the words "BUILDING" and "EDMONTON" in a bold, blue, sans-serif font, stacked vertically.The logo for the City of Edmonton, featuring the word "Edmonton" in a white, sans-serif font inside a dark blue square.

Affordable Housing Grant Funding Now Available

The City of Edmonton is offering up to \$23.5 million in grants for affordable housing providers to accelerate development in 2026. The [Affordable Housing Investment Program](#) is the City's flagship affordable housing program, providing grants for the construction of new developments and the repair of existing units. The next round of grants is now open until **March 6, 2026** to non-profit and private sector developers interested in developing affordable housing in 2026.

The grant provides funding through two streams:

- **General stream:** covers up to 25 per cent of the total capital costs of newly constructed or rehabilitated affordable housing developments.
- **Indigenous housing stream:** Assists Indigenous organizations pursuing affordable housing development and covers up to 25 per cent of the capital costs of newly constructed or rehabilitated affordable housing developments and up to 40 per cent for developments that exceed specific affordability, energy efficiency and unit size criteria.

Find out more at edmonton.ca/AffordableHousingInvestment

Industrial, Commercial and Institutional (Non-residential) Public Engagement

The City is currently engaging with the non-residential sector, also known as the Industrial, Commercial and Institutional (ICI) sector to gather input on proposed future actions that could advance waste reduction and diversion in this sector.

In Edmonton, about 70 per cent of waste generated comes from non-residential sources, such as businesses and institutions. Up to 80 per cent of that waste could be reduced or diverted from landfill through approaches like reuse and salvage, recycling and composting. This presents both a significant challenge and a major opportunity.

If your business or organization (like a grocery store, restaurant, food processor, developer or demolition company) generates non-residential waste, specifically food scraps, surplus edible food, construction waste or demolition materials, we want to hear from you.

Your feedback will help to further shape waste reduction and diversion actions into recommendations that will be presented to City Council as part of the first ICI waste roadmap.

[Follow the link](#) for more information or to take part in our survey.

Staying Informed About Proposed Changes to Infill Development

The City of Edmonton is raising awareness in the development and building industry about motions passed earlier this year at Public Hearings. The motions call for proposed changes to mid-block redevelopment and other infill-related matters, including adjusting the rules that guide redevelopment within the interiors of neighbourhoods. The proposed changes will be presented to councillors for consideration at Urban Planning Committee on February 10, 2026.

The City is enhancing its efforts to inform industry by sharing information at edmonton.ca/Infill about two separate motions. Highlights include:

- A motion passed at the November 19, 2025, City Council Public Hearing asking Administration to provide a report that includes advise-level engagement drawing on past engagement and feedback and recommendations to:
 - Reduce the maximum number of dwelling units on an interior site in the RS- Small Scale Residential Zone.
 - Reduce height impacts on adjacent properties within the RS Zone.
 - Support maintenance and retention of trees on private property.
- A motion passed at the August 18, 2025, City Council Public Hearing asking Administration to provide a report on potential amendments to the Zoning Bylaw or District Plans that limit mid-block redevelopment larger than small scale development outside of nodes and corridors with consideration of site size, height and context.

Any potential changes to the Zoning Bylaw and District Policy will be brought forward to a future Public Hearing. We encourage you to visit edmonton.ca/Infill for updates. More information will be shared as it becomes available.

SAFETY CODES & PERMIT UPDATES

New Inspection Waitlist Feature for Accelerated Project Timelines

The City of Edmonton has successfully launched a new Safety Codes Inspection Waitlist feature within the Self Serve portal to enhance the efficiency of construction project scheduling. Recognizing that project timelines are dynamic and sites are sometimes ready for inspection earlier than inspection timelines, this feature allows eligible accounts to seek an accelerated inspection slot. [Learn more about this feature](#), and how to use it.

Insulation and Vapour Barrier Inspection and Sign Sign Off Update

The Insulation and Vapour Barrier Inspection and sign-off process is now a permanent inspection option after a successful pilot period. Please note the minor update regarding the blower door test: It may now be completed after the drywall installation.

[Find the form](#) to arrange your inspection and sign off.

Energy Management System Enforcement-Electrical Inspections

Effective January 1, 2026, Energy Management System equipment will only be allowed to be used for the specified listed use (e.g., EV Chargers). The specified listed use is outlined on the manufacturers usage sticker placed on the equipment. Previously the City of Edmonton has allowed Energy Management Systems to be used outside of the listed use (e.g., A/C's, ranges, dryers, etc.).

This change will include all Energy Management Systems, (e.g., DCC, Black Box, Load Misers) that do not have appropriate use labelling on the equipment. Manufacturers have been reminded on multiple occasions that the equipment needs a proper label designating use of equipment. Without proper labeling, it will be looked at as non compliant as per CEC 2-024 and will result in a failed inspection starting in the new year.

HVAC Depressurization Process Inspections Update

When the City of Edmonton is conducting final HVAC inspections, the on-site audit will verify if the CFM rating of the installed hood fan matches the information sticker on the return air plenum. Please note that only one of these two items is required to be present for this inspection. If both are present and provide conflicting information (e.g., a sticker indicates 300 CFM while the hood fan is rated at 500 CFM), the inspection will fail, but the reinspection will be VOC eligible. There are no depressurization calculations required for this VOC submission; please do not submit them with the VOC form.

If the inspector believes the site installation does not meet the code requirements for depressurization, they will add a note in the email inclusion box stating that the builder is to ensure calculations meet the code requirements for depressurization, ensuring the builder is aware of their responsibilities for a code-compliant installation.

For secondary suites, the combined maximum total for both kitchen exhaust and ventilation hood fans, as indicated on the requirements sticker, will be observed. Again, if a discrepancy is found during the on-site inspection (e.g., the sticker states a total of 300 CFM, the main floor fan is 300 CFM, and the basement fan is either not installed or both installed fans exceed the allowed maximum), the inspection will fail. The reinspection will be eligible for VOC form submission. There are no depressurization calculations required for this VOC submittal; please do not submit them with the VOC form.

Alberta Variance for Secondary Suite Back Flow Protection

The STANDATA variance 20-PCV-002 for Plumbing, issued in November 2025, provides an alternative solution for installing backwater valves for secondary suites in new and existing homes across Alberta.

This variance permits a single normally open backwater valve on the main building drain serving both the primary dwelling and the secondary suite. A condition for this acceptance is that the plumbing system must include a backwater valve alarm and/or an automatic water supply shut off to notify occupants during a sewer backup. These measures meet the intent of the National Plumbing Code of Canada 2020 to protect building drains from public sewer backups. [Read the reference information.](#)

Temporary Propane Heat for Construction Clearances

As inclement weather is now in full swing, please take a moment to review the attached construction heat document and share it with your site superintendents and contractors.

As a critical reminder:

- Every temporary gas installation requires a permit and inspection.
- This requirement also applies whenever construction heat is relocated.

[Refer to the STPH brochure](#)

Occupancy Prior to Final Inspections

The City of Edmonton's Safety Codes, Permits & Inspections (SCPI) team has noticed an increase of families moving into or occupying their forever home prior to final approval known as Occupancy Granted.

Occupying a residence prior to receiving Occupancy Granted is against the national Building Code, Alberta Edition 2023 and Safety Codes Bylaw 15897.

[Read more](#) about this subject.

Project Implementation Plan and Letter of Commitment Updates

The Project Implementation Plan Guide (PIP) and Letter of Commitment (LOC) implementation began December 1, 2024. Feedback collected by the Safety Codes Permits and Inspections Section from City of Edmonton customers necessitated revisions to the PIP Guide & LOC form. These modifications are now incorporated into the latest PIP and LOC documentation. Updated [Project Implementation Plan](#). Updated [Letter of Commitment](#).

Coroplast Use in Return Air Systems

This serves as notification regarding a change in previously accepted practices for residential construction, return air system installations.

Effective January 5, 2026 the use of coroplast (corrugated plastic sheeting) that does not meet the required flame spread rating for return air ducting materials, will not be an accepted material for use in return air systems.

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.