

**BUILDING
EDMONTON**

Edmonton

Building Edmonton Newsletter - May 2024

Building Blocks Session

Join us for the May session of the City's monthly Building Blocks information and discussion series:

Date: Wednesday, May 29, 2024

Time: 12 - 1 PM

Location: Online webinar via Google Meet

Register for free today!

In this session, Justin Phill will share updates and lessons learned from the recent Alberta Energy Efficiency and Innovation Summit.

Building Blocks is a series put on by the City's Safety Codes, Permits and Inspections team to create a forum for learning, questions and discussions on high-performance buildings, code changes, industry best practices and more. Questions? Contact [Justin Phill](#).

Permits and Licensing Inquiries by Appointment ONLY Starting June 3

Starting June 3, 2024, inquiries relating to permits and licensing at the Edmonton Service Centre will transition to an online, by-appointment model. Customers can continue to make inquiries via email and phone, and book a virtual, telephone or in-person appointment. This change will apply to Development, Building and Trade (Electrical, Plumbing, Gas and HVAC) permits, and Business and vehicle for hire licences. After June 3, customers who come to the Edmonton Service Centre without an appointment will be supported in making an appointment online, or be provided information on how to submit their inquiry.

The appointment model helps to better match staff members with knowledge of the inquiry to the and will provide better quality service during the appointment. For more information on how to make a phone or email inquiry, or to schedule an appointment, please visit the [Edmonton Service Centre](#).

Business Census

The City of Edmonton is dedicated to supporting economic growth, and we are working hard to make it easier to do business. The Edmonton Business Census is designed to help address gaps in available business and employment information. The data collected will shape how the City supports businesses, improves services and attracts investment.

How to participate

From May to August 2024 keep your eyes out for City staff who will be going door-to-door throughout the city to capture your business information through a short five-minute questionnaire. To learn more about the program visit [Business Census](#).

Webinar: Economic Action Plan and Business Census Data for Businesses.

Join us on May 16 for a virtual webinar that will provide an overview of the Business Census and Edmonton's Economic Action Plan and to ask questions of the team! Sign up [using this link](#).

Questions? Contact the Business Census Team at businesscensus@edmonton.ca

Retirement of Building Prior to Registration 2022 Interim Process

With the good news that the Land Titles Office has returned to normal timelines, the Development Services Branch is no longer accepting applications for the interim Building Prior to Registration Program launched in 2022.

Show home agreements remained in use parallel with this program and will continue going forward, helping to provide show homes in new neighbourhoods.

Updated Commercial Development Permit Application Requirements

Some changes in the new Zoning Bylaw mean that development planners will be looking for new or updated information as part of the development permit application for Non-Residential and Large Scale Residential (5+ Units) and Mixed Use. [Find out more](#) about the changes, which will come into effect on June 1, 2024

Share Your Thoughts on the Work of the Edmonton Design Committee

The Edmonton Design Committee (EDC) is reviewing its Standards and Procedures, Principles of Urban Design, and scope of review, and we want to hear from you!

From May 13 to June 21, 2024, we are inviting designers, builders and developers to connect with us in two ways: by completing an online survey, and taking part in a one-on-interview or small group conversation. Please visit edmonton.ca/edc to complete the survey and sign up for an interview or conversation.

At the end of this engagement phase, we will begin preparing draft documents for review. We anticipate sharing these draft deliverables in early fall 2024 with the goal of completing this work by the end of the 2024-25 EDC term, which concludes on April 30, 2025.

For more information on the project, please visit edmonton.ca/edc or contact us at edmontondesigncommittee@edmonton.ca.

Get Ready for the Upcoming District Plan Public Hearing

The proposed District Policy, 15 district plans and geographic plans to be retired or amended are scheduled to go to City Council Public Hearing for consideration on May 28, 2024. Replacing our older patchwork system of plans with district plans will modernize our planning system and facilitate a more efficient development review process. A more efficient, streamlined planning framework and permitting process will help reduce barriers to building new homes and encourage further business investment in our city. [Learn more](#) about how to get involved and participate in the public hearing.

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Priority Growth Area Rezoning Project Update

The analysis of Edmonton's 19 Priority Growth Areas (PGAs) is almost complete and we anticipate announcing the four to six PGAs that will be selected for targeted rezoning in summer 2024. [Learn more](#) about the project and the next steps.

Zoning Bylaw 20001 Omnibus Text Amendments

Zoning Bylaw 20001 came into effect on January 1, 2024, and brought changes that were necessary to realize The City Plan's vision.

As part of implementing the new bylaw and ensuring it continues to perform as intended, Administration drafted the first set of omnibus amendments. The 58 amendments, which were approved by City Council on April 22, 2024, correct minor errors or to resolve unintended consequences, as well as improve the usability or outcomes of the bylaw. [View a markup](#) of the amendments and accompanying report (Item 3.10).

Understand Row House and Stacked Dwelling Projects

There are some important differences between row houses and stacked dwellings. They include spatial considerations, fire separation requirements and more. [Read more](#) to learn the difference.

New National Building Code - 2023 Alberta Edition

Manufactured Engineered Components

The National Building Code of Canada 2020 model code contains changes which have been adopted in National Building Code 2023 - Alberta Edition (NBC2023-AE) for the design of certain components used within Part 9 buildings. These changes affect the professional involvement with certain structural components, such as roof trusses, floor trusses, joists, and structural composite lumber posts and beams constructed in a factory (commonly referred to as manufactured engineered components), which are designed by registered professionals and produced through a manufacturing process. [Read more](#).

Red Tape Reduction

Linking Permits to Business Licences

Business licence applications will soon be linked with development and building permits. This will make things faster for business owners. If you're a developer or contractor whose customers are starting a new business or opening another location, make sure to give them their development and building permit

numbers. The link works both ways, business owners can give you their business licence application number if they haven't got their permits yet, and it can be added to the new permit application. Connecting permits to licences will reduce the time business owners have to wait because lots of manual tasks will soon be automated. Keep reading this newsletter to learn when the implementation date will be!

Safety Codes & Permit Updates

Play Golf with Retiring Chief Electrical Inspector Gerry Wiles

You're invited to join us to celebrate and honour the man who has given us so many great years to our Electrical and Construction Industry. Gerry loves his golf so it's fitting that a golf tournament be his send-off into retirement. If you don't golf, don't worry, we have tickets to the celebratory dinner that evening as well. See you there!

Please click on the link below for all the event information and ticket purchasing options. [Event Information and Registration](#).

Moving Underground Electrical Inspections to EPCOR

To better serve Edmonton's construction industry, EPCOR and the City have been working to simplify the electrical inspection process. This change will reduce inspection delays and streamline contractor information and inspection results. EPCOR will be responsible for both the Underground and New Service inspections for all Building Permits issued after the anticipated launch date of July 2, 2024. There will be a transition period for permits in progress.

New Gas Details for Furnaces

Due to increasing concerns and challenges in the industry regarding heat loss reports, there have been changes to the permit requirements. Heat loss reports are no longer required to accompany the permit or to be left on-site. Instead, an update to Gas Permit Details for the Furnace Replacement Application will be enhanced to include a specific box for "BTU Heat Loss Total." Simply fill in this space with the calculated heat loss for the dwelling, instead of submitting the entire heat loss report. You can access the [updated gas furnace details form](#). Questions? Contact Keith McMillan at keith.mcmillan@edmonton.ca

HVAC Inspection Process Renaming

As of April 11, 2024, the naming convention for Commercial HVAC concealed duct has changed to Commercial HVAC Interim Inspection

Revised HVAC Detail Forms

During our January 2024 residential engagement session with SMACNA-AB, members provided clear feedback related to permit application enhancements that would streamline processes for HVAC home improvement permits. We are pleased to announce the completion of these enhancements. New application HVAC detail forms for Secondary Suite and Furnace Replacement permit applications may be found [here](#).

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Cooking Facility Letter of Confirmation

Effective May 01, 2024, a building permit applicant will be required to submit a letter of confirmation, along with the application, for any facility involved in commercial, industrial, institutional and similar cooking applications. [Learn more.](#)

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.

Looking for information from a previous Building Edmonton Newsletter? Read our back issues on the [Industry Communication page.](#)