



November 5, 2019

Development Permit Revision Process

To provide the best customer service possible, revision requests for low density development permits should be supplied directly to the Development Authority listed on the permit. Applicants should not apply for revisions through their SelfServe account, as this could increase processing times.

In the event that the proposed changes require additional review by the Development Authority, the request may be subject to a Development permit revision fee in addition to the Building Permit revision fee. This process change will help ensure the application of development revision fees is being exercised consistently and fairly across all applications. No changes have been made to revision fee amounts.

Common revisions requiring additional review include:

- Windows and/or doors changes
- Adding/Removing a basement development or deck
- Adding/Removing a Secondary Suite
- Building footprint changes
- Building height changes
- Facade changes

For additional information regarding these process changes, please contact the Development Authority listed on the permit.



Expedited Infill Pilot - Registration is now open!



In February 2020, the City of Edmonton, in partnership with the Infill Development in Edmonton Association (IDEA), will be launching a new two-year Expedited Infill Pilot. This pilot supports Action 14 of Edmonton's Infill Roadmap 2018 to "improve permitting process timelines and consistency" and aims to incentivize better construction practices by creating educated and responsible infill builders.

After successfully completing a Builder Education Program (the IDEA Education Certification Program) offered by IDEA, participants will have access to 21 calendar day review timelines for specific infill development permit applications through an Expedited Infill Review Process.

Participants in the Builder Education Program will learn:

- How to submit complete Development Permit applications,
- What a technical review of a Development Permit looks like
- Regulations and best practices for infill construction,
- Communication and consultation with neighbourhoods, and
- Design basics for infill development

The first round of courses will be offered from November 23 to 28, 2019. For more information on the program or to register, please visit infilledmonton.com/program. If you would like more information on the Expedited Infill Pilot, please visit our [website](#).



UFBT Updates



Client Liaison Unit launches enhanced service in November

Beginning in mid-November, customers with qualifying, industrial, commercial or large-scale residential infill projects will be able to access the enhanced services of the Client Liaison Unit (CLU).

The enhanced service provides ongoing project-specific support to:

- Through scoping meetings, prior to applications being made, the City and applicants will establish jointly agreed-upon timelines
- Resolve customer issues by working with City staff to develop solutions where appropriate, providing clear, concise and coordinated communication in a timely manner
- Find appropriate City staff to address complex or unique problems through an in-depth and collaborative approach from problem identification to solution implementation
- Resolve conflict or confusion between various stakeholders including City staff, customers, and/or reviewing agencies
- Oversee the entire approval process from rezoning through to Building Permit for major commercial, industrial, and large-scale residential infill projects using a project management approach



Any complex, atypical commercial, industrial, or large-scale residential infill projects will be considered for the Client Liaison Unit's enhanced service. To access the enhanced service, the project must meet the following guiding principles:

- **Location** - The development should be in a location that supports the City's vision for growth. This could include priority areas identified in policy, through Council direction, or infrastructure availability (eg. transit-oriented development, an established industrial subdivision)
- **Complexity** - This could include many aspects, such as political or public interest, servicing and infrastructure considerations, or construction design.
- **Economic/Social impact** - This will consider factors such as job creation, taxes and built form outcomes of value to Edmonton as a whole.
- **Project Construction Date** - Customers should be able to provide a start date with construction starting in the near term.
- **Customer Commitment** - Customers must be committed to working in partnership with the Client Liaison Unit.

We know from experience that a high-level engagement from the applicant is a critical success factor in ensuring agreed timelines are met.

For information:

edmonton.ca/clientliaison
clientliaison@edmonton.ca
780-508-9231



Rezoning Redesign & Subdivision Process Improvements: Updates to the LDA online application form

The Land Development Application (LDA) web page and application form has been updated to align with the requirements and checklists.

As a reminder from last month, submission requirements will depend on whether the application is non-complex, complex, or very complex. The updated requirements apply starting October 28, 2019.

Rezoning Applications:

- Application complexity - visit edmonton.ca/rezoning
- [Application Checklist](#)
- [Cover Letter](#) - For timely service use this cover letter template
- Direct Control Zone Guidelines - Available by November

Subdivisions Applications:

- Application complexity - visit edmonton.ca/subdivision
- [Application Checklist](#) - has information on application complexity
- [Cover Letter](#) - This template will help you complete the cover letter requirements
- [Context Map Example](#) - This is an example of what we are looking for in a context map.

For information:

- [Land Development Application and Pre-Applications](#)
- Submit your application online at permits.edmonton.ca

Fire & Safety Code Updates



Transition period ending for new Building Code, Fire Code, and Energy Code

On November 30, 2019, the [transition period](#) granted by Alberta Municipal Affairs ends for the new:

- National Building Code-2019 Alberta Edition (NBC-2019AE), Alberta's Building Code,
- National Fire Code-2019 Alberta Edition (AFC-2019AE), Alberta's Fire Code, and
- National Energy Code for Buildings 2017 (NECB2017), companion to the NBC-2019AE

Building Permit applications designed to the current code (ABC2014), **must be accepted by Safety Code intake screeners before end of business on November 30, 2019.**

For applications to be accepted:

- the building permit application--online or in-person--must be properly completed,
- fees must be arranged, and
- adequate, appropriate plans and specifications (drawings, documents and details) must be submitted to the minimum standards outlined at edmonton.ca/Permits. For further guidance, you may refer to the commercial building permit application and commercial building permit [short-form application](#).

An extensive explanation of the standard commercial [building permit process and background](#) was also published in last month's Building Edmonton Newsletter.

For More Information:

David Flanagan Chief Technical Advisor

david.flanagan@edmonton.ca



Information Sessions: New Alberta Building Code

The City of Edmonton is offering information sessions on the new edition of Alberta's building code, now called National Building Code-2019 Alberta Edition (NBC-2019AE or ABC2019), which was introduced in spring 2019 and is coming into full force on December 1, 2019.

The sessions will be an opportunity to learn more about the new code and ask questions about the changes. Attendees are encouraged to register early, as space is limited.

Part 9 Buildings

Dates: November 12, 20, 27 and December 5, 2019

Time: 5:30-7pm

Location: Edmonton Tower Meeting Centre, 3rd Floor, 10111 - 104 Avenue

[Register for one of the sessions](#)

Part 3 Buildings & NECB2017

Dates: November 21 & 28, 2019

Time: 5:30-7pm

Location: Edmonton Tower Meeting Centre, 3rd Floor, 10111 - 104 Avenue

[Register for one of the sessions](#)

Remember to plan ahead and [obtain free downloads of Codes from NRC here](#).

Depending on demand, additional events may be offered in December.

For More Information:

David Flanagan, Chief Technical Advisor

david.flanagan@edmonton.ca



New Plumbing and HVAC Inspection Process

The Safety Codes Inspection Efficiencies project was launched last month with the goal of reducing the number of discretionary inspections. Some Plumbing Stack, Plumbing Groundworks, HVAC Stack and HVAC Concealed duct inspections may not be conducted for every project.

Customers who have requested Plumbing Stack, Plumbing Groundworks, HVAC Stack and HVAC Concealed duct inspections may receive an email at 10 am on the day the inspection is scheduled letting them know it is not required. This process only applies to single detached family homes and customers must still request an inspection for these inspection types.

Important:

To increase the likelihood of having an inspection dropped, please ensure that the correct subcontractor is listed on the file at least 48 hours prior to the inspection. Customers who change subcontractors closer to the day of the inspection will not be eligible to have their inspections dropped.

The deadline for cancelling inspections is 12 noon the business day prior to the day of the inspection. Cancellations after this time will be charged a reinspection fee.

For information:

- Visit our [website](#)
- [Review the Q&A](#)



Use of gas furnaces to heat buildings under construction

Gas fired appliances used to supply heat to buildings that are under construction or during renovations are required to be certified for that use, and installed and operated as per the requirements in the CSA B149.1 Natural gas and propane installation code and the appliance manufacturer's certified installation instructions.

The activation form that is part of the Standata or taken from the manufacturers installation manual needs to be completed as part of the installation process. This form needs to be on site and available to City inspector when doing the final inspection of the furnace.

For more information, [please refer to the Standata issued by Alberta Municipal Affairs](#).

Questions?

Steve Goodwin, Chief Plumbing & Gas Inspector

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Email. steve.goodwin@edmonton.ca

Public Review of National Building, Fire & Plumbing Codes for 2020

The Canadian Commission on Building and Fire Codes (CCBFC) invites Code users and stakeholders to participate in the fall 2019 public review of proposed changes to Codes Canada publications. This national public review will run from October 22, 2019 to December 23, 2019.

[Learn more.](#)



City expanding opportunities for tiny homes



Proposed zoning changes to allow tiny homes on foundations to be built as single detached housing and garden suites across Edmonton are targeted to go to City Council Public Hearing for consideration on December 9, 2019.

[Learn more.](#)