



**BUILDING
EDMONTON**

Edmonton

May 19, 2026

2026 updates to permit and licensing targets

The City of Edmonton has updated a select number of its 2026 permit and licensing service levels and has added new service level categories.

These adjustments reflect historical performance, the new Zoning Bylaw's impacts on application volume and complexity, and recent improvement initiatives. The updated service levels more accurately reflect current processing times and help to inform applicants of expected timelines for their applications.

[Learn more](#) about these targets.

Spring building challenges: navigating mud, runoff and OHS site conditions

With the arrival of spring in Edmonton, construction activity ramps up, but so do the unique challenges associated with the thaw. As Safety Codes Officers (SCOs) conduct site inspections, adherence to foundational safety and groundwork standards is critical for maintaining productivity and compliance. This edition highlights key spring-related inspection deficiencies, particularly concerning site conditions, mud, runoff, and mandatory Occupational Health and Safety (OHS) standards. [Learn more](#) about how to navigate these conditions.

Capital Line South Extension - full closure of 12 Avenue west of 111 Street

To prepare for the future Twin Brooks LRT Station, as part of the Capital Line South LRT extension project, Ledcor, the Design-Build contractor, will implement a full closure of 12 Avenue west of 111 Street on/around May 24. The closure is expected to last approximately 10 weeks. [Read more](#) about the closure.

Unpermitted Hard Surfacing has hard consequences for homeowners and contractors

Paving and concrete contractors are advised that the unauthorized conversion of landscaped areas to hard surfacing with pavement and concrete has significantly increased in residential areas and is now a priority enforcement issue for the City of Edmonton's Development Compliance team. As contractors, you need to be aware of your responsibilities to homeowners. [Learn more](#) about the implications of unpermitted hard surfacing.

Count your business in for the 2026 Business Census

Help us paint a clearer picture of Edmonton's economy - take our [5-minute census here](#).

Our city thrives because of local business owners like you, and tracking Business Census data empowers businesses and investors to plan and grow with confidence.

Count your business in for the annual [Business Census](#) and help tailor the programs, services and policies that support the local business community.

Small Business Improvement Strategies

Beginning in May, we will be testing new strategies to improve the experience for our small business customers. Because commercial projects vary in complexity, we want to provide business owners with additional support regarding the permitting and licensing process.

How will this affect you? You may receive a phone call from us as we look to connect with business owners and share resources to help them successfully open their doors.

Small Scale Residential Landscaping Public Hearing

The public hearing for Small Scale Residential Landscape Securities happens on May 26. Anyone wishing to speak at the hearing can [submit a request to speak](#).

At the public hearing, City Administration will propose amendments to Zoning Bylaw 20001 to expand the landscaping securities program to enable the collection of landscape securities from small-scale residential developments. The program is designed to encourage and enforce proper landscaping on small-scale development projects to meet the City's tree canopy targets and climate resilience goals.

Securities are to be collected at the development permit stage and returned following City inspections that verify compliance. [Small Scale Residential Landscaping](#)

Zoning Bylaw amendments approved by Council

City Council approved Zoning Bylaw amendments at a Public Hearing on April 27, 2026, that reduce the maximum height in the RS Zone from 10.5 metres to 9.5 metres. We encourage applicants to review the consolidated markup: [Item 4.1 - Bylaw 21474 - Building Height Amendments to Zoning Bylaw 20001 - Small Scale Residential Zone](#). The new regulations are effective August 1, 2026. [Learn more about the amendments](#).

Regulatory Clarification on HVAC Depressurization Enforcement

The City of Edmonton is updating its enforcement protocols for HVAC final inspections to align with the National Building Code – 2023 Alberta Edition [NBC(AE)]. This change clarifies the scope of inspection regarding kitchen hood fans and depressurization to ensure consistent application of the law.

Key Regulatory Clarification

Moving forward, the City will align enforcement strictly with the following provisions of the NBC(AE):

Division A, Sentence 1.5.1.1.(1): Establishes that standards or "good practice" documents are not mandatory unless they are directly referenced and linked to the functional/objective statements of the Code.

Division A, 1.5.1.2.: Dictates that in any conflict between the Code and a referenced document, the provisions of the Code must govern.

Because the current NBC(AE) Part 9 regulates depressurization primarily to prevent exhaust spillage from fuel-fired appliances rather than to manage general envelope infiltration, the City is adjusting its inspection practices to match this specific safety objective.

Changes to Inspection and Enforcement

The following changes are effective immediately for all residential and Part 9 HVAC final inspections:

1. Removal of CFM/OTR Sticker Requirement

The City will no longer require or review over-the-range (OTR) ventilation specification labels (stickers) for the purpose of managing infiltration.

2. Focus on Fuel-Fired Appliances

Inspectors will end the practice of inspecting hood fans or requiring depressurization calculations for buildings that:

- Contain **no** fuel-fired appliances, OR
- Contain **only** direct-vented (sealed combustion) appliances.

3. Decommissioning of the Excel Calculator

The internal Excel-based calculator previously used for determining make-up air requirements is now considered out of date. It must no longer be used for permit administration or as a basis for compliance.

New Contractor Requirements for HVAC Final Booking

To facilitate these changes and ensure inspectors have the necessary information for the inspection if the hood fan is not installed and on site, contractors must follow a new reporting protocol when booking an inspection.

Mandatory Comments: When booking an HVAC Final Inspection via SelfServe, or calling 311 contractors must include the Hood Fan Model Number in the "Applicant Comments" section if the hoodfan will not be installed at the time of inspection (due to back-orders, homeowner selection delays, etc.),

Consequences of Non-Compliance: Failure to include the model number in the comments will result in:

1. A Failed Inspection.
2. The requirement to submit a Verification of Compliance (VOC) form.
3. The VOC form must then include the missing Hood Fan Model Number.

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.