

Lot Grading Inspections

Residential Properties



For More Information

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Lot Grading Inspectors

The City of Edmonton has a bylaw in place to regulate lot grading and surface drainage requirements on private properties and City right-of-ways. The Surface Drainage Bylaw No. 11501 requires that the City Manager approve surface elevations and surface grades of a lot in two stages: approval of rough grading; and approval of final grading. The bylaw includes a schedule of penalties for surface drainage offences.

It is the job of the Lot Grading Inspectors to enforce the bylaw. They do this by inspecting and approving rough and final grading for all new developments and by identifying drainage offences in response to complaints from property owners. The inspectors carry photo identification and often wear clothing identifying them as City of Edmonton employees.

Lot Grading Approval Procedure

Grading Approval is usually done in two stages. Rough Grade is generally the responsibility of the homebuilder and Final Grade is generally the responsibility of the homeowner. If a builder or owner chooses to proceed directly to Final Grade, they bypass *Rough Grade Approval* and proceed directly to *Final Grade Approval*.

To apply for Grade Approval, hire an Alberta Land Surveyor, Professional Engineer or Registered Architect to survey the lot and prepare a Lot Grading Certificate. The surveyor submits the certificate and the applicants contact information (**fax, email or address**) to the City of Edmonton.

Rough Grade

This stage means shaping the lot approximately 7 to 20 cm below the proposed Final Grade elevations to create a drainage template for final grading and landscaping. Application for Rough Grade Approval should occur within **18 months of the issuance of the building permit**.

Final Grade

This stage means placing and shaping 7 to 20 cm of topsoil to landscape the lot and create the final surface drainage pattern. Application for Final Grade Approval should occur within **12 months of Rough Grade Approval**.

Owners of lots adjacent to stormwater management lakes, walkways or ravines must comply with the terms of any easements, rights-of-way, caveats or restrictive covenants registered on title. Refer to the pamphlet "**Lot Grading - Lake Lots and Top of Bank Lots**" for more information.

Inspections

All Lot Grading inspection fees are pre-paid at the Building Permit Stage.

An inspector reviews the grading within 5 working days of receiving the certificate (workload and weather permitting) and **faxes, e-mails or mails** a Lot Grading Inspection Report the next working day. If the grading does not meet the minimum requirements, the deficiencies must be corrected and re-inspected within 60 days.

For re-inspections, contact **311** or e-mail lot.grading@edmonton.ca or fax **780-496-2865**.

When the grading is approved, applicants are notified by fax, email or mail.

Inspection Items:

Inspectors review the lot grading certificates to determine if the surface elevations are within acceptable tolerance of the design elevations on the approved Lot Grading Plan. For developments occurring in areas that do not have approved Lot Grading Plans, inspectors review the grading certificates to determine if the slopes are acceptable. The site inspection verifies compliance with restrictive covenants, servicing requirements and surface drainage that meet the minimum requirements of the Surface Drainage Bylaw and the lot grading guidelines. House construction must be complete.

Inspectors will be looking to ensure that:

- Driveways and sidewalks are completed.
- The site is clean and free of debris and construction materials.
- The grading is uniform and free of ruts, depressions or excess soils.
- Positive slope exists away from the foundation walls. See Diagrams A & B.
- Swales are well defined to convey surface drainage off the lot.
- Side yards are graded, even if the adjacent lot is incomplete.
- Steps or decks are properly backfilled.
- Storm or foundation servicing complies with the design requirements.
- Window wells are installed to final grade elevation.
- Grading matches the top of curb or city sidewalk or the top of the paved lane. See Diagrams C & D.

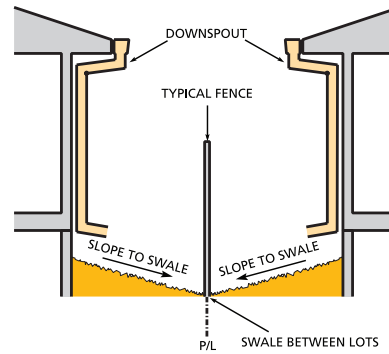


Diagram A

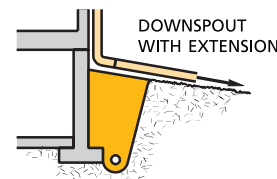


Diagram B

Typical Clay Cap with Sidewalk

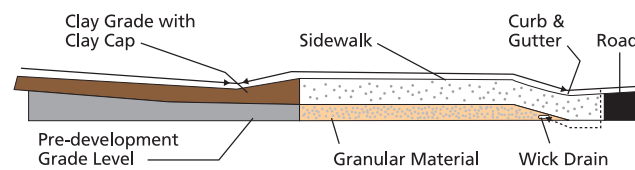


Diagram C

Typical Final Grade Clay Cap with Sidewalk

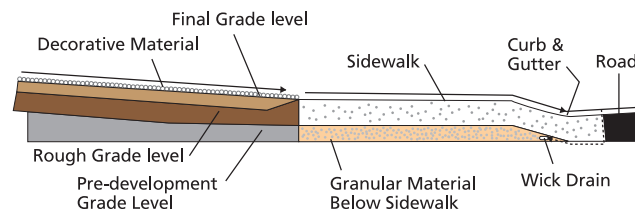


Diagram D

In-Fill Development

Grading approval and lot grading certificates are also required for in-fill development. Drainage to adjacent properties is the major focus of a grading inspection for in-fill housing. Inspectors will be looking for uniform grading with positive drainage, storm or foundation servicing and:

- Roof or pumped subsurface drainage that is directed to a location where it will drain onto an adjacent property.
- Grade changes that will direct surface drainage onto an adjacent property.

For additional information, please refer to the pamphlet "Lot Grading - In-fill Housing Development" or "Surface Drainage Problems" guide.

Things to Remember

- Property owners do not need to be present for a lot grading inspection.
- Check for settlement adjacent to the foundation walls, including areas under decks and steps.
- Repair settlements, especially under downspouts and sump pumps discharges.
- Leave the downspout extensions in the "down position".
- Pets should be properly secured and gates should be unlocked to allow for a trouble free inspection.
- If a re-inspection is needed, the property owner must contact 311.
- Workload and weather can impact inspection schedules.
- Property owners are responsible to maintain proper lot grading, after approval has been issued, for as long as they own the property.

Split Surface Drainage



Rear to Front Surface Drainage

