

Building Edmonton Newsletter - January 2024

Planning and Development Fees for 2024

Planning and Development fees for 2024, which include land development and subdivision applications as well as development, building and trade permits, are posted on the [City of Edmonton's fee listing website](#). The updated schedule aligns with the Zoning Bylaw and incorporates a 1.9% inflation adjustment as previously outlined in Edmonton's 2023-2026 budget.

Construction value estimates for Building Permit fees will remain at 2023 rates. Notable changes to Land Development Applications include the grouping of standard zones, introduction of base fees and area rates, merging Direct Control zones with Mixed-use zones, and the incorporation of major categories for Zoning Bylaw Text Amendments. These updates aim to streamline fee categories, simplify applications, and save time for applicants and the City. Further engagement with our city building partners will take place in Q1 2024 on the changes to Land Development Application fees.

EPCOR Design Standards Modernization

To align with the zones in the new zoning bylaw, three addenda to the City of Edmonton Design and Construction Standards have been published to the [EPCOR website](#) (January 2, 2024) to reflect updates to Volume 3 (Drainage) and Volume 4 (Water). Please [read the memo](#) from EPCOR for more information.

New Zoning Bylaw Now in Effect: Know What to Expect

The new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001), approved by City Council on October 23, 2023, are now in effect as of January 1, 2024.

 Explore the New Changes

- Check out the [Zoning](#) Bylaw: Available online for your convenience.
- Find your new zone: Use the [online map](#).
- Learn more: We've created a comprehensive set of resources to break down the approved zoning changes and what they mean for you, all available at [edmonton.ca/zoningbylaw](#).
- Connect with us: If you have questions, email zoningbylawrenewal@edmonton.ca

 **Your Feedback Matters**

Part of implementing Zoning Bylaw 20001 includes collecting feedback on how it's working. The [Zoning Bylaw 20001 Feedback Form](#) provides an opportunity for you to identify potential errors or unintended outcomes and opportunities for improvement. You can use this form multiple times to provide feedback.

Zoning Bylaw: A Couple of Key Points You Need to Know

Zone Modifiers: Edmonton's Zoning Bylaw 20001 introduces a new tool called [Zone Modifiers](#) which allow the same zone to be used to achieve different scales of development. Zone Modifiers are only used in select zones and can only be changed through a rezoning. Learn more about Zone Modifiers.

Mature Neighbourhood Overlay: The Mature Neighbourhood Overlay was retired in the new Zoning Bylaw which means the blockface and neighbouring window information are no longer required to be shown on the plot plan.

House Development Permit Automation

Starting on January 1, 2024, the City of Edmonton expanded its online services to review Single and Semi-detached House development permit applications in developing areas for completeness and compliance with Zoning Bylaw 20001.

The new interactive online application process will assist customers applying for house permits to confirm they comply with applicable zoning regulations and support quicker timelines for permits, especially during peak construction season.

[Learn more.](#)

Building Blocks Session

Join us for the January session of the City's monthly Building Blocks information and discussion series. Subject is TBA.

Date: Wednesday, January 31, 2024

Time: 12 - 1 PM

Location: Online webinar via Google Meet

Register for free today!

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.

SAFETY CODES & PERMIT UPDATES

Safety Codes Officer jobs!

Use your industry expertise to provide technical guidance, conduct inspections and issue permits for the City of Edmonton. It's a challenging and rewarding opportunity and it might be just what you're looking for. Check out our [Safety Codes Officer positions](#).

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Industry Engagement Opportunities for HVAC Contractors

HVAC contractors will be provided with two City of Edmonton/Industry engagement opportunities (Residential - Commercial) through SMACNA-AB this January.

If you have any processes you wish to have clarified or topics you wish to discuss during the sessions, please submit them to Wilma Agnew at wilma@smacna-ab.ca. Where are the pinch points for you in the permitting and inspection processes?

[Read more - Commercial engagement opportunity](#)

[Read more - Residential engagement opportunity](#)

Make the Most of Your Inspection

If your team books an inspection please be sure the site is open and accessible between 8 am-4:15 pm. for the inspectors. If there is a lockbox or other site specific instructions (e.g. access through the side door), please include this instruction when booking the inspection.

Our teams will make a courtesy call if we get to site and are unable to gain access. If the person that can grant access is available within 5 minutes of us making the courtesy call, we will wait. If no one is available to provide access to the site, the inspection outcome will show "no access" and fees will apply before a rebooking option is available. You will go back in the queue for a reinspection time.

We appreciate the cooperation from both our internal and external building partners as we try to make effective use of everyone's time and resources. For any questions contact Steve Goodwin at steve.goodwin@edmonton.ab.ca or by calling 780-423-5697.

Exterior Windows and Rough Ins Completed at Framing Stage

As of January 1, 2024, The City Of Edmonton Safety Codes Permits and Inspections Building Inspectors will be instructed to confirm the following two conditions, as a part of every Framing inspection:

All Windows and doors must be installed and operable

All mechanical, electrical and plumbing rough-ins must be completed

At the time of the Framing Inspection, Building Inspectors are required to evaluate windows and doors for compliance with the approved permit drawings and the requirements of the NBC2019-AE. Inspectors are also required to evaluate the state of framing after sub trades have cut, notched and drilled their holes into the structural members. Failure to have these two conditions met will result in a failed

inspection with the outcome of “Not Ready / Missed Inspection” and will have reinspection fees automatically generated.

- Helpful Permit Tips -

Commercial Building Permit Application Requirements

Complete permit applications allow for an effective review process. Please reference the [Commercial Building Permit Minimum Submission Guide](#) for a list of typical requirements for commercial building permit applications.

Safety Code Inspections Common Occurrences

Site condition was our top inspection deficiency of 2023 with over 3,350 inspection deficiencies noted. Site preparation and confirmation of completed work leads to timely and positive inspection outcomes. [Review these tips](#) to assist in ensuring good outcomes.