

**BUILDING
EDMONTON**

Edmonton

Building Edmonton Newsletter - January 2025

NEWS AND EVENTS

Building Blocks Session

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

Date: Tuesday, January 28, 2025

Time: 12 - 1 PM

Location: Online webinar via Google Meet

Register for free today!

Join Justin Phill as he shares highlights from the Building Blocks program over the years and some exciting upcoming initiatives in 2025.

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@edmonton.ca

2025 Planning and Development Fee Changes

Effective January 1, 2025, the City of Edmonton has implemented an updated fee schedule for Planning and Development services. These fees encompass various areas, including land development, subdivision applications, building permits, trade permits, and inspections. The detailed fee schedules can be accessed on the City's [Fee listing website](#). [Read more](#).

Edmonton is Ahead of Schedule on Missing Middle Targets

Last year was a busy one for housing development in Edmonton, especially for the type of housing bringing gentle density to neighbourhoods across the city. Rowhouses, triplexes, fourplexes, backyard housing, secondary suites and low-rise apartments are all considered 'missing middle' - housing that fills the gap between single family homes and high-rise towers. [Read more](#).

Storefront Improvement Program

The Storefront Improvement program will be opening for applications on February 1! This program is a matching reimbursement grant that covers up to 50 per cent of large exterior renovations, including things like awnings, windows and more. The first 2025 intake period will run from February 1-28 with additional intakes in April and October. [Read more here.](#)

10-Minute Fire Response Boundary Map Update

Fire Rescue Services has successfully executed updated boundaries for the 10-minute fire response zones in the City of Edmonton. Revised boundaries were published on the Edmonton Maps website on January 1, 2025. [Read more.](#)

SAFETY CODES & PERMIT UPDATES

Apply for Trade Permits with Building Permit

HVAC, Plumbing, Gas and Electrical permits for trades work associated with a building scope must be applied for and associated with the Building Permit. [Read more.](#)

Successful First Time Inspections

With the continuing high volume of inspections, some of our lead times can fluctuate and increase the wait time for inspections. We understand that this can represent a substantial cost and inconvenience to industry. Over the past year, instances of 'missed' first inspections have been trending upwards to over 4.5 percent with 6500 unsuccessful first attempts. [Read more](#) about how you can help reduce inspection timelines.

Window Opening Control Devices - New Policy

The Safety Codes, Permits, and Inspections section has created a new Policy (B23-02) regarding the use of Window Opening Control Devices (WOCD's). These devices were introduced in the National Building Code - 2023 Alberta Edition to provide fall protection to address risks of children falling from windows. They are permitted to be used on exit windows as per the Alberta Municipal Affairs [STANDATA Variance 23-BCV-001](#) issued in April 2024.

Some questions with respect to the specific use/application of the devices were raised, specifically relating to the ability of WOCD's to both limit window openings as a guard and still allow for sufficient exit. The City's policy clarifies these applications, as well the inspection best-practices for verifying devices during field inspections. Please refer to the [Policy B23-02 Window Opening Control Devices](#), and if there are further questions, contact cameron.bardas@edmonton.ca.

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.