

**BUILDING
EDMONTON**

Edmonton

Building Edmonton Newsletter - November 2024

Building Blocks Session

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

Date: Tuesday, November 26

Time: 12-1 p.m.

Location: Online webinar via Google Meet

[Register for free today](#)

Join Cindy Gareau, Executive Director and Amelie Caron MEA Vice President (and owner of Ecosynergy) of the Canadian Association of Consulting Energy Advisors (CACEA) to learn more about the association and its members, the work they are doing and how they are working closely with the City of Edmonton.

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

Share Your Thoughts: Priority Growth Area Rezoning

The City is pursuing targeted rezonings in five key Priority Growth Areas to leverage existing transit investment and encourage more housing opportunities and business development.

Based on previous public feedback and technical and City policy considerations, we have refined the sites proposed for rezoning in each area.

We are now seeking feedback to confirm the sites selected and the new, standard zones and zone modifiers recommended for each site prior to taking them to City Council public hearing for a decision in 2025. We'll be engaging directly with a number of associations, including BILD, NAIOP, BOMA and IDEA, to solicit feedback on behalf of the development industry. So be sure to also share your thoughts on the project directly with your association representative.

Visit [Priority Growth Area Rezoning](#) for more information on the proposed rezonings and the public in-person and online engagement opportunities available throughout November.

Indigenous-owned Safety Codes Inspection Company Joins City Contractors

The City of Edmonton is pleased that the First Nation Inspections Authority (FNIA) has become a contractor for the City of Edmonton and will be carrying out safety codes inspections for Edmonton building projects. FNIA is owned and operated by Nathan McDonald, a member of the Enoch Cree Nation and a Electrical Safety Codes Officer. FNIA will be carrying out inspections for electrical, plumbing and gas, building, and HVAC disciplines.

The hiring of FNIA not only provides needed professional inspection services in Edmonton, it supports the City's goal of building stronger relationships with Indigenous people in our city while increasing economic opportunities for them. [Learn more about FNIA.](#)

Waste Management for Infill Development

Waste Services has been working to find solutions to make waste collection easier for infill developments. As of November 5, 2024, Waste Services will permit the sharing of green carts for specific infill developments that do not have enough set-out space for the required number of carts. For example, an eight unit infill development may be eligible to

receive 12 carts (eight for garbage and four for food scraps) instead of the required 16 carts (eight for garbage and eight for food scraps). The Waste Services Development Planning Assessment team will review all development permit applications and make a decision on the collection method based on the lot location, size, and number of units.

Climate Resilience Planning and Development Action Plan

At the October 29 Urban Planning Committee meeting, members of Council approved the Climate Resilience Planning and Development Action Plan, the City's strategy to ensure energy transition and climate adaptation action is integrated into every stage of the planning and development processes.

The plan outlines 15 priority actions intended to be implemented from 2024 to 2026 in order to lay a strong foundation for ongoing climate resilience building. Actions range from streamlining permitting for climate resilient developments, creating guidelines around electric vehicle readiness for new buildings and introducing new regulations for wildfire risk areas in the Zoning Bylaw.

With the action plan now approved, City administration will begin the work to scope implementation timelines and plan more public engagement opportunities as required. Updates on these opportunities will be available on the project website. Learn more about the action plan by visiting [Climate Resilience Action Plan](#).

Know the Licensing Requirements for Long-Term Rentals

Edmonton is experiencing a boom in rental accommodation, whether it is one rental suite on a property or purpose-built units for rent. To support strong community outcomes, business licences are required if you operate three or more long-term residential rental units in Edmonton. Long-term rentals are considered to be 31 consecutive days or more at a time, and are licensed under the Residential Rental Accommodation (Long-Term) category. The number of licenses you need will depend on the location and type of units rented. [Read more](#)

Share Your Feedback on the Work of the Edmonton Design Committee

The Edmonton Design Committee (EDC) is continuing its review of the EDC standards and procedures, EDC principles of urban design, and scope of EDC review, and we want to hear from you!

In spring 2024 ,we conducted initial engagement with the design and development industry, and based on this input, we drafted a What We Did Report that includes proposed changes to the EDC standards and procedures, revised EDC principles of urban design, and potential changes to the scope of EDC review.

From November 4 to November 25, 2024, we are inviting designers, builders and developers to connect with us in two ways: by completing an online survey, and/or taking part in a one-on-one interview. Please visit www.edmonton.ca/edc to complete the survey or sign up for an interview.

At the end of this engagement phase, we will continue refining the propose changes with the goal of completing this work April 30, 2025. For more information on the project, please visit www.edmonton.ca/edc or contact us at edmontondesigncommittee@edmonton.ca.

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National Building Code

Openings Near Unenclosed Exterior Exit Stairs and Ramps

Code Article 9.9.4.4 of the National Building Code - Alberta Edition addresses safety concerns around fire risks associated with exterior exit stairs and ramps near windows and other openings. Specifically, it mandates protective measures to limit fire spread from unprotected openings close to exit pathways. These protections are essential in structures with secondary suites that rely on exterior stairs as the sole egress point, and they apply to all structures with secondary suites that lack alternative egress options beyond exterior stairs, as well as row houses with shared egress passageways. [Read more.](#)

Electrical Outlets in a Party Wall

Effective January 1, 2025, the City of Edmonton Building Inspection Department will no longer accept drywall protection behind opposing electrical outlets in party wall assemblies if the separation is less than 24 inches (600 mm). [Read more.](#)

Safety Codes & Permit Updates

Side Wall Vent Termination

Numerous instances of vent termination failures have been identified, resulting in delays and additional costs during the HVAC finalization process. Moreover, these failures frequently lead to siding damage. To mitigate these risks, we've developed this document outlining best practices and quality control procedures. [Read more.](#)

Construction Site Etiquette - Maintaining a Safe and Respectful Environment

It is imperative that we maintain a respectful and professional demeanor during all Safety Codes inspections. Our inspectors are committed to performing their duties impartially and objectively. However, we understand that discussions regarding code compliance can occasionally become contentious. In such instances, we kindly request that all parties strive to maintain a respectful and courteous approach. Thank you for your cooperation.

Preparing for Concealed Duct Inspections

Residential Concealed Duct Inspections are conducted for permits where a basement development or a secondary suite development is part of the scope of work. The following HVAC design criteria information for the development is required to be left on site for the concealed duct inspection. [Read more.](#)

200 Amp Electrical Service Update

EPCOR is changing their standard for electrical service connection for new greenfield lot development. Effective May 1, 2025, EPCOR Distribution & Transmission Inc (EDTI) will be changing the standard for greenfield residential development from 100 amp to 200 amp (25kV circuits). This change will help to increase capacity in new homes to support more electrical devices and appliances (e.g., electric vehicles, air conditioners, heat pumps, electric heating) and increase the safety and reliability of Edmonton's electricity grid by reducing the risk of overloading circuits. EPCOR will be looking to engage with Edmonton's developer and builder communities to ensure they are aware of the upcoming changes and are provided with detailed technical requirements.

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.