

Administration Updates

Administration is currently evolving and implementing new tools to support positive construction activities and outcomes. These include:

Enforcement

- Updates to the Demolition Permit Conditions of Issuance that explicitly state permit holder's responsibility to provide;
 - minimum 7 days advance notice to adjoining property owners prior to commencing work; and
 - minimum of 48 hours advance notice to permit office prior to commencing work.
- Updates to the Demolition Permit Conditions of Issuance to explicitly state the permit holder's responsibility, where no House Building or Footing-Foundation Permit is issued at the time the demolition has concluded, to level the affected ground so precipitation will not accumulate or run onto adjacent properties. (Zoning Bylaw-compliant fencing is permissible on a fallow (i.e. undeveloped) site that is no longer the subject of a demolition or building permit.)
- Upon request for mandatory final inspection, demolition sites are inspected to ensure satisfactory completion in order to close the permit.

Simplicity

- Continued updates of 311 procedures to ensure appropriate routing of construction-related inquiries to the relevant City departments or authorities, including inquiries concerning impacts to private property.
- Assessment of current 311 reporting functions and enhancements of the Mobile App featuring a "Construction Site" related heading to allow the public to report observations and upload construction site photo(s) to facilitate rapid complaint triage and response.
- Updating and revising the current infill Construction Site Management Acknowledgement Form to a mandatory submission. The form will pertain to all building permit applications, and clearly articulate responsibilities of the permit holder, builder and property owner.

Education

- Updating the current Residential Construction Guide to serve builders and affected/interested Edmontonians, including comprehensive responsibilities and expectations for compliant practices.

Communication

- Establish closer working relationship with Alberta Occupational Health & Safety (OHS) for increased responsiveness to:
 - asbestos-related complaints and inquiries
 - Notice of Project (NOP) audit system inquiries
 - excavation related inquiries and information

Regulatory Improvements

- Developing and publicizing clear criteria for use of Administration's empowerment under the Safety Codes Act to:
 - refuse permit applications for applicants who repeatedly do not follow regulations
 - suspend issued permits for egregious project non-compliance
- Developing a system to equitably track project owners/applicants exhibiting serious non-compliance behaviours with a view to fines, penalties and refusal of further permits to such applicants and affiliated constructors and owners.

Administration has explored the use/implementation of a surety bond/compliance certificate, however, found that the existing procedural system is effective. The procedure includes permit suspension(s) until such time as public safety is confirmed and applicable parties have formed amicable agreements. Fines and or penalties may still be exercised.

Administration will continue to work with community members and industry to promote construction site safety, support the education of all parties and provide robust compliance monitoring and enforcement.