

Urban Planning and Economy

**UPE01993 Construction Site
Safety - Impact Assessment**

**UPE02150 Allocation of
Compliance and Enforcement
Resources**

June 18, 2024 / August 13, 2024

Edmonton

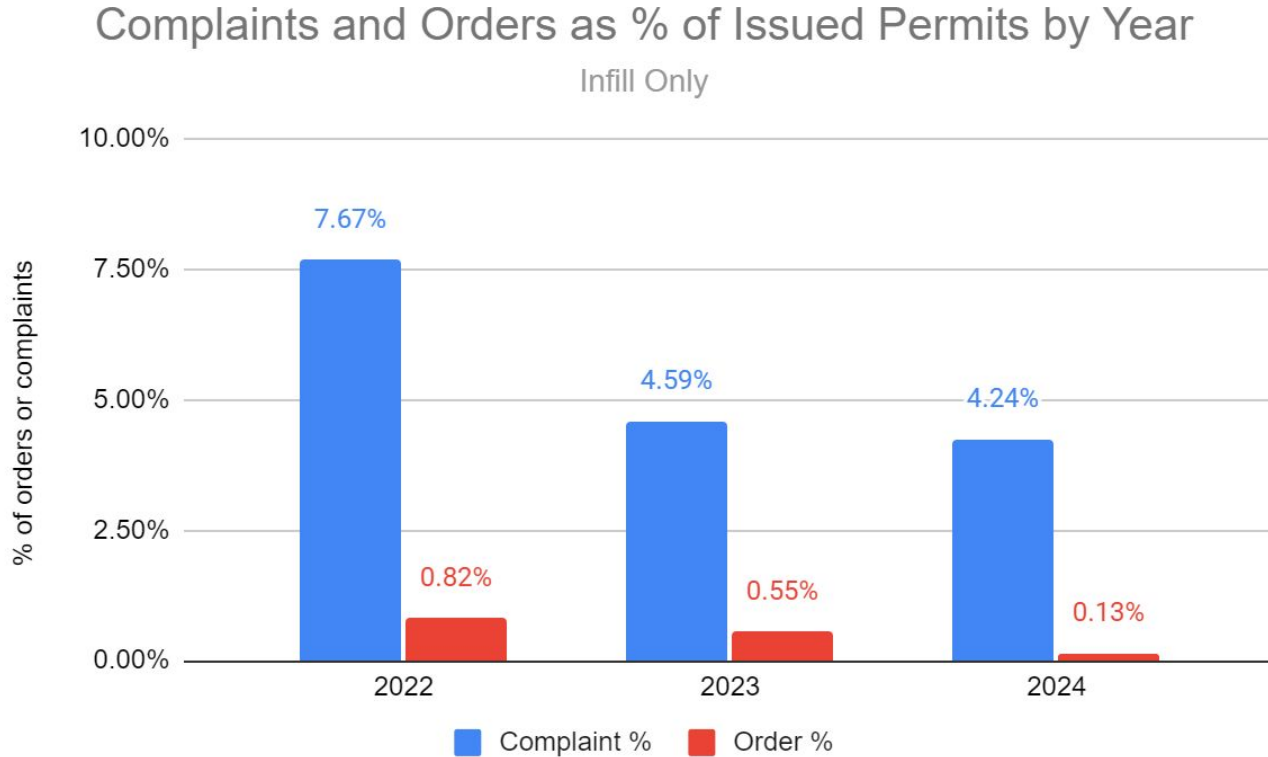
The City Plan

2 million people
by
2065

Hundreds of thousands of new
residential units

50% of new units added through
infill city wide

Safety Codes Complaints and Orders



*2024 numbers are YTD to May 9, 2024

Mandatory Measures

Mandatory Shoring

- \$30,000-\$50,000 estimated additional cost for single family home
- 2-4 weeks estimated additional time to project depending on complexity
- Risk still exists

Mandatory Professional Involvement (PI)

- \$2,000-\$10,000 estimated additional cost depending on complexity
- 2-4 weeks estimated additional time to project depending on complexity
- Risk still exists

Funding/Bond Program

- Feasibility
- Grant Option
- Administrative resources & Tax Levy Impact
- Legal & Financial Implications

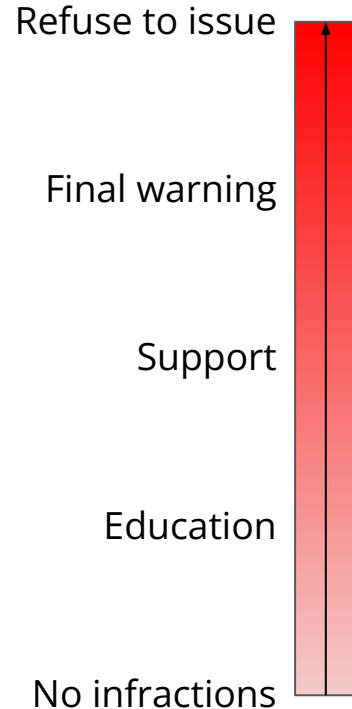
Project Implementation Plan (PIP)

- Guides applicants through education and proper planning
- Includes excavation planning, and when PI is required
- Streamlines enforcement measures
- Commitment as a condition of permit issuance



Construction Accountability Program (CAP)

- Equitable and legally sound process to refuse to issue building permits
- Applicants move up the scale by infractions such as:
 - ◆ Not complying with multi-jurisdictional regulations
 - ◆ Chronic submission of poor building permit applications



Options to Improve Construction Site Safety

Mandatory Measures

- High cost
- High timeline impact
- Applies only to a single issue
- Impacts all builders and developers

PIP & CAP

- Low cost
- Low timeline impact
- Applies to all construction site issues, including excavation
- Impacts only those doing non-compliant work or inefficiently using resources

FTE Allocation & Overview of Existing Resources

Development Services Branch		
Team Name(s)	Job Title	2023
Development Compliance/Development Permit Inspections	Planning Technician	11.5
Lot Grading	Engineering Technologist	1.75
Safety Codes Compliance	Building Safety Codes Officer	6
	Total	19.25
Community Standards and Neighborhoods Branch		
Team Name	Job Title	2023
General Duty and Problem Properties Team Municipal Enforcement Officers	Municipal Enforcement Officer	3.5
General Duty Community Peace Officers	Corp Sec Peace Officer II	4.5
	Total	8
Average number of residential Development Permits (DP) issued per year		
4000		
Average number of residential Building Permits (BP) issued per year		
10,000		
Average Combined Total of residential DPs and BPs issued per year:		14,000

4E Model of Escalation

Engage

- Establish awareness of the situation
- Provide an opportunity to express views
- Listen

Explain

- Treat people with dignity and respect
- Highlight rationale and explain wider social factors

Encourage

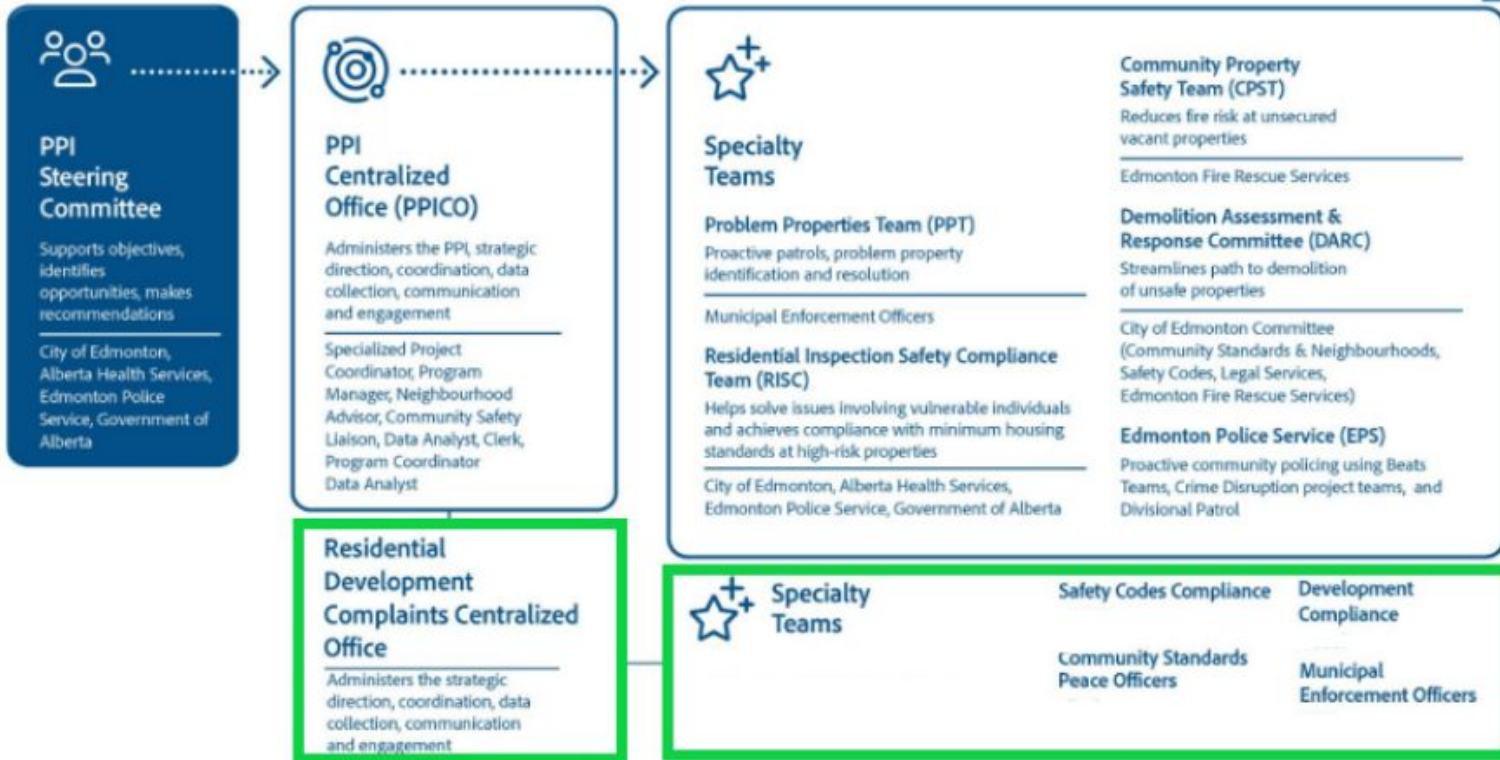
- Encourage people to act reasonably
- Be consistent in approach
- Willingness to explain why a certain action is being requested

Enforce

- The last resort
- Only to be taken if the earlier steps are unsuccessful
- Providing a ticket, removal, etc.

Residential Development Complaints Centralized Office

PROBLEM PROPERTY INITIATIVE (PPI)



Summary

- Mandatory measures add cost, increase timelines, and impact all builders
- A bond program increases the City's liability, requires additional administrative resources, requires legal action, and increases the tax levy burden
- The **Project Implementation Plan (PIP)** is tied to a condition of permit issuance and provides enforceable expectations for the construction team
- The **Construction Accountability Program (CAP)** holds parties accountable as repeated non-compliance may result in refusal to issue a building permit
- A coordinated approach for complaints allows more opportunity to advance enforcement activity across departments

Thank You

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