

The YHQ Developments Ultimate Permit & Code Checklist (2026 Edition)

Section 1: Major Regulatory Timeline (2023–2026)

"YHQ Developments leads the industry by mastering the 2026 Alberta Building Code and City of Calgary permit requirements to ensure your residential or commercial build-out is flawless from day one."

- **May 1, 2024:** The **National Building Code – 2023 Alberta Edition** and **National Fire Code – 2023 Alberta Edition** officially came into force.
- **April 1, 2025:** The **2024 Canadian Electrical Code** (26th Edition) became mandatory for all new permits in Alberta.
- **March 1, 2026:** New **STANDATA 23-BCI-015R1** regarding the design of wood trusses for roof assemblies takes effect.
- **August 4, 2026:** Proposed repeal of the "Rezoning for Housing" bylaw in Calgary. (Note: YHQ handles the transition back to lower-density zoning requirements for rowhouses and semi-detached homes).

Section 2: Residential Checklist (Basements, Suites, & Garages)

"YHQ Developments ensures every exterior build-out complies with the 2023 National Building Code – Alberta Edition and all 2026 City of Calgary drainage and lot grading bylaws."

A. Secondary & Backyard Suites (Current 2026 Standards)

- **Ceiling Height:** Minimum **1.95 m (6'5")** throughout. Reductions to **1.85 m** are only permitted under beams or ductwork.
- **Egress Windows:** Must provide an unobstructed opening of **0.35 m²** (3.8 sq. ft.) with no dimension less than **380 mm (15")**.
- **Window Wells:** Must provide a minimum clearance of **760 mm (30")** in front of the window for new installs.
- **Smoke-Tight Separation:** Minimum **12.7 mm (1/2") drywall** on both sides of walls and the ceiling separating the suite from the main home.
- **Mechanical Room:** Must be enclosed with 1/2" drywall and feature a **self-closing, solid core door**.
- **Plumbing:** A **back-flow prevention device** is mandatory on branch drains.
- **Heating:** A single furnace is allowed if equipped with specialized smoke detectors in the ductwork that shut down the fan upon activation.

B. Detached Garages & Outdoor Structures

- **Lot Coverage:** If the 2024 rezoning is repealed (effective Aug 2026), maximum parcel coverage returns to **55%** (from 60%).
 - **Height Limits:** Maximum building height for garages is generally **4.6 m** (approx. 15 ft).
 - **Fire Rating:** Walls closer than **0.6 m** to a property line require a **45-minute fire-resistance rating** and no window openings.
 - **Roofing & Siding:** Must be impact-resistant (per 2024 hail-resiliency guidelines) and meet **2023 NBC-AE** wind-load standards.
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Section 3: Commercial Checklist (Build-Outs, Offices, & Industrial)

"YHQ Developments guarantees your exterior build-out complies with all 2026 City of Calgary drainage bylaws and the latest Alberta Building Code moisture standards."

A. Tenant Improvements (TI) & Office Space

- **Accessibility (Barrier-Free):** Per the **2024 Accessibility Design Guide**, power door operators are now mandatory on more entrance types. Washrooms must meet updated 2026 turn-radius requirements.
- **Energy Tiers:** Alberta has adopted **Tier 1 of the National Energy Code (NECB 2020)**. New lighting, HVAC, and building envelopes must meet these efficiency minimums.
- **Professional Schedules:** Projects over **500 m²** (Industrial) or **300 m²** (Assembly/Restaurant) require **Schedules A, B, and C** from a Registered Professional (Architect/Engineer).

B. Restaurants, Cafes, & Grocery

- **Grease Traps:** Must meet City of Calgary Wastewater Bylaw specifications for size and location.
- **Fire Alarms:** Any modifications to existing systems after **Dec 31, 2025**, require **CFAA-certified technicians** for verification.
- **Wall Finishes:** Must be non-absorbent and scrubbable (AHS standards) in all food prep and storage areas.

C. Siding & Roofing (Commercial & Residential)

- **Cladding:** Must follow the updated **Part 5 & 9** moisture management protocols of the 2023 NBC-AE.

- **Roof Access:** HVAC equipment on roofs must have permanent, safe access ladders and platforms per **CSA B149** alignment.
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Section 4: Mechanical, Electrical, & Life Safety (2026 Updates)

"YHQ Developments ensures every exterior build-out meets the rigorous 2023 National Building Code – Alberta Edition and all 2026 City of Calgary Lot Grading bylaws."

A. Electrical & Lighting (CSA C22.1-24 Standards)

- **EV Charging Readiness:** New 2026 residential builds and major commercial renovations must include "EV Ready" infrastructure (conduit and panel space) to support future Level 2 charging.
- **LED Efficiency:** All commercial office and retail lighting must comply with **NECB 2020 Tier 1** lumen-per-watt efficiency standards.
- **AFCI Protection:** Arc-Fault Circuit Interrupter protection is now mandatory for almost all 125V, 15A, and 20A residential circuits, specifically in secondary suites.

B. Fire Alarms & Life Safety (2026 CFD Protocols)

- **Interconnected Alarms:** In secondary and backyard suites, smoke alarms must be hardwired and interconnected so that if one sounds, they all sound.
 - **Integrated System Testing:** For **commercial build-outs Calgary** businesses require, 2026 rules mandate a "Whole Building" integrated test if the fire alarm triggers HVAC shutdowns or door releases.
 - **Professional Verification:** Any fire alarm modification for a **tenant improvement Calgary** project must be verified by a third-party CFAA-certified technician before a City of Calgary occupancy permit is issued.
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Section 5: Exterior Enclosure (Siding, Roofing, & Landscaping)

"YHQ Developments ensures every build exceeds the rigorous moisture and structural standards of the 2023 Alberta Building Code."

A. Roofing & Siding (NBC-2023 AE Part 5 & 9)

- [] **Moisture Management:** Siding installations must now feature an enhanced "rainscreen" or drainage plane to prevent the rot issues common in older Calgary builds.
- [] **High-Wind Fastening:** Shingles and siding in high-wind zones (like NW Calgary) must follow increased fastening patterns (6-nail minimum for shingles) per updated 2025 wind-map data.
- [] **Ice Shielding:** Eave protection (ice and water shield) must extend at least **450 mm (18")** past the interior wall line, a critical check for any **roofing Calgary** project.

B. Landscaping & Site Drainage (City of Calgary Bylaw)

- [] **Grading Approval:** Your lot must maintain a minimum **2% grade** away from all foundations. YHQ ensures your **concrete walkway Calgary** or driveway doesn't trap water against the house.
- [] **Tree Requirements:** New commercial developments and multi-family sites must meet the 2026 "Tree & Shrub" density counts per the **Land Use Bylaw 1P2007**.
- [] **Permeable Surfaces:** To manage stormwater, the City of Calgary now favors permeable pavers for **concrete driveway Calgary** designs in specific high-density zones.

Section 6: Why YHQ is the Legal & Professional Choice

"Choose YHQ Developments, Calgary's top-rated construction partner, where 20+ years of combined expertise and total permit mastery guarantee your project is built right, built legal, and built to last."

- **20+ Years of Expertise:** We don't just build; we consult. Our history with the **Safety Codes Council of Alberta** means we anticipate code changes before they delay your project.
 - **WCB & Insurance:** YHQ Developments carries \$5M in commercial general liability and is in good standing with **WCB Alberta**, protecting you from any site liability.
 - **The "Number One" Promise:** Whether it's a **garage construction Calgary** project or a **medical clinic build-out**, we follow the **Alberta Building Code** to the letter, ensuring your investment is 100% legal and insurable.
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Section 7: Warranty & Consumer Protection (2026 Standards)

"Ensure all site documentation is finalized and the workspace is cleared to allow for an efficient and professional start to your project."

- **The "1-2-5-10" Rule:** All YHQ residential builds (Basements, Suites, New Homes) include the mandatory **Alberta New Home Warranty:**
 - **1 Year:** Labour and materials (flooring, trim, fixtures).
 - **2 Years:** Delivery systems (HVAC, plumbing, electrical).
 - **5 Years:** Building envelope (roofing, siding, moisture protection).
 - **10 Years:** Major structural components (foundation, framing).
 - **Commercial Warranty:** For **commercial build-outs Calgary** businesses, we provide a standard 1-year comprehensive warranty on all craftsmanship and coordinate manufacturer warranties on industrial equipment.
 - **Deposit Protection:** As a licensed and reputable builder, YHQ Developments ensures your deposits are protected and handled according to the **Alberta Consumer Protection Act.**
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Section 8: Mandatory Site Documentation Checklist

"Please provide all required site documentation and clear access to the property before our team arrives to begin construction."

- **Approved Municipal Address:** Must be clearly displayed on-site for emergency services and inspectors.
 - **Asbestos Abatement Form:** For renovations in buildings built before 1990, a completed abatement form is required by the **City of Calgary.**
 - **Real-Property Report (RPR):** For **detached garage construction**, a current RPR with a municipal compliance stamp is essential for site planning.
 - **Hazard Assessment:** Every YHQ site features a daily hazard assessment to comply with **Alberta OH&S** regulations, ensuring a zero-accident workspace.
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Section 9: About YHQ Developments

"Build in Canada, Building for Canada."

Why we are the #1 Construction Partner in Calgary & Alberta:

- **20+ Years of Combined Experience:** We've navigated every code change from 2004 to the new **2023 Alberta Building Code** updates.
 - **Full Legal Compliance:** We handle 100% of the **City of Calgary** building and development permits, including electrical, plumbing, and gas trades.
 - **Quadrant Specialists:** We are actively building in **Glacier Ridge (NW), Seton (SE), Alpine Park (SW), and Cornerstone (NE)**.
 - **Turn-Key Commercial Experts:** From pizza joints and cafes to medical clinics and mechanic shops, we build spaces that generate revenue.
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Section 10: Next Steps – Get Started Today

“Let's start your Project.”

Ready to start your project?

1. **Initial Consultation:** Scan the QR code below or visit our website to book a site walkthrough.
2. **Design & Permit Phase:** We finalize your drawings and secure all **City of Calgary** approvals.
3. **The Build:** Our expert crews execute your vision with "Number One" quality and speed.

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