



PROVIDING MORE

Development Inspections and Field Activities Update

October 14, 2021

Purpose

EPCOR Water Services, Inc. would like to provide an update to the UDI membership on the completion of commissioning, construction completion certificate (CCC) inspections, and final acceptance certificate (FAC) inspections. Recognizing the limitations that EPCOR operations, EPCOR inspections, contractors, consultants, and developers are faced with from a resourcing perspective, a different approach has been taken for 2021 to help balance resources and direct efforts to the activities that feedback has been provided as being the most critical for the success of the industry.

Commissioning and CCC Inspections

Commissioning and CCC inspections will be suspended November 1, 2021. Any previously scheduled inspections prior to this date will be completed, weather and operational constraints permitting. Rechecks will also occur for projects with minor deficiencies, at the discretion of the operational teams and inspector. It is anticipated that inspections will resume again on April 4, 2022, at the discretion of EPCOR. This will be confirmed in the spring of 2022.

After November 1, 2021, if the temperature is expected to be above 5°C on any given day, based on the hourly forecast located at the [Government of Canada's weather website for Edmonton](#), work loading, weather, and site conditions, commissioning and CCC inspections may be scheduled at the inspector's discretion. Failure to ensure that a site is ready for the inspection in accordance with the Design and Construction Standards and for any violation of the Safety Expectations will result in the cancelling of the commissioning and CCC Inspection and the site will not be eligible until spring 2022. If the same contracting firm has more than one cancelling of their inspection, no applications for early commissioning and CCC inspection will be accepted and any scheduled activities will be cancelled.

Full road construction must be completed for a CCC to occur, except locations indicated on the approved engineering drawings such as off-site components that do not fall within a pavement structure. Commissioning of water infrastructure requires that a CCC inspection occurs, and as such will only be permitted in areas where a CCC is possible. Partial CCC inspections and commissioning will not be permitted, except for projects with approved phasing, and must occur for those sites in accordance with the approved phasing. The inspection and commissioning must be for the entire phase, and the requirements for inspection and commissioning must be met for the entire phase.

Commissioning and CCC will not be scheduled to accommodate show home permits or for planned occupancies. It is expected that the development industry will coordinate the release of lots for construction to home builders around available infrastructure.

FAC Inspections

FAC inspections will be suspended November 1, 2021 or if the temperature is expected to be below 5°C on any given day, based on the hourly forecast located at the [Government of Canada's weather website for Edmonton](#). It is anticipated that inspections will resume on May 16, 2022. This will be confirmed in the spring of 2022. Any previously scheduled inspections will be completed, weather and operational constraints permitting. Rechecks will also occur for projects with minor deficiencies, at the discretion of the operational teams and inspector.

Projects eligible for FAC in November or December 2021 may be considered for early inspection in October 2021. This is subject to ongoing workload and crew availability, with the priority being placed on commissioning and CCC inspection activities.

Site Preparation and Safety Expectations

It is expected that the following requirements will be met in order for an inspection or recheck to occur:

- 1) For water main commissioning, water quality testing must have occurred within the prescribed time frames and must not expire prior to the inspection taking place. Please note a maximum of one week is permitted prior to the expiration of Bacteriological and Taste and Odour tests.
- 2) The site must be fully prepared for inspection. Snow and ice is to be cleared for 1.5m around all surface breaking appurtenances, and walkways cleared between the appurtenances. Sand and/or ice melt, as appropriate, must be in place. All appurtenances must be pre-checked to ensure they are not frozen shut, and must be free and clear of frost/ice, asphalt, and other debris for the full depth of the infrastructure to be inspected.
- 3) The inspection team will be limited to six individuals:
 - a. EPCOR Development Inspector (1)
 - b. EPCOR Operations Crews (2)
 - c. Developer Representatives (3)The make up of the developer representatives will be at the developer's discretion and can consist of any combination of developer, consultant, and contractor as long as a total of three individuals is not exceeded. Any maintenance crews who are present will need to wait at the entry to the stage. The acceptability of repairs being completed while the inspection is continued will need to be at the sole discretion of EPCOR personnel and under the conditions they will determine on site.
- 4) The following personal protective equipment (PPE) must be worn by all individuals on site for the inspection:
 - a. Hard hat
 - b. High visibility clothing
 - c. Safety glasses
 - d. CSA-certified steel toed boots
 - e. Cloth face mask meeting all municipal, provincial, and federal requirements.

All PPE is to be in good condition and meet current OH&S requirements. This list is not exhaustive and is not meant to replace any firm's safety policy, it is meant to outline the basic PPE requirements for an inspection. Please note that mask requirements may increase, based on the direction of local health authorities

EPCOR crews will be completing safe work plans prior to commencing the inspection. Any hazards that need to be mitigated will be shared with the inspection participants.

EPCOR inspectors and crews are authorized to walk away from any inspection they feel is not meeting the criteria laid out above. Failure to comply with the requirements may result in the offending consultant, contractor, or developer being denied an inspection until Spring 2022.

As the COVID-19 situation is highly dynamic, EPCOR continues to evaluate the situation and adjust operations as necessary. Please note that if conditions change, it may be necessary to defer all inspections for an undetermined period.

These conditions will remain in place until May 4, 2022, at which time EPCOR's Private Development and Operations teams will re-evaluate the situation and determine if additional changes to the inspection format are required.

Questions

If you have any questions regarding the status of your inspection, please contact your area inspector. If there are any other questions, please contact David Mathew, Manager of Development Engineering and Planning at dmathew@epcor.com or 780-412-7772.