



Private Site Deep Utility Inspection for DSSPs

The City of Calgary has been monitoring the number of private site inspection requests compared to the number of executed Indemnification Agreements for Development Site Servicing Plans (DSSPs). We have identified a growing trend where private deep utility infrastructure inspections are either not being requested or are being requested only after infrastructure has already been backfilled.

This bulletin is to reiterate the developer and contractor requirements related to private site utility inspections for DSSPs, and to outline the steps the city has taken to reinforce these expectations.

For single-family and duplex developments, the onsite inspection process follows the [Plumbing and Gas for Infill Construction requirements](#).

For three-plex developments and larger, where a Development Site Servicing Plan design is required to be submitted and approved, onsite deep utility infrastructure must have an inspection paid for and requested a minimum of 48 business hours prior to construction **commencing**.

The City of Calgary's inspection requirements are established under Bylaw 37M2005 and Bylaw 40M2006. To reinforce this existing requirement and ensure developers are aware, the following measures have been implemented:

1. All development permits that require a DSSP include a permanent condition noting the requirement for Stormwater Control. This condition has been updated to reiterate that the design and installation of stormwater infrastructure must be cleared by the City.
2. The DSSP Design Acceptance Review Letter has been updated to state that inspections must be requested prior to construction.
3. DSSPs accepted by The City of Calgary are stamped to indicate that inspections must be requested prior to onsite construction of proposed infrastructure.

As we enter the 2026 construction season, the expectation is that Private Deep Utility inspection requests are submitted at least 48 business hours prior to construction. Failure to provide proper notification will result in the development being unable to receive clearance of onsite infrastructure.

Questions or comments about this process change may be directed to:

Steve Procee

Leader, Subdivision Inspections

Steve.procee@calgary.ca