ST. JOHN'S

Bulletin E-2026-003
November 3, 2026

Electrical Bulletin

Information for Electrical Contractors

Information contained in this advisory does not negate the responsibility of Electrical Contractors, and others, to comply with the requirements of the Canadian Electrical Code, the Electrical By-Law and the Authority Having Jurisdiction.

Heat Pump Requirements

Council has approved new requirements including definitions, governing the location and installation of heat pumps under the St. John's Residential Property Standards By-Law, the Commercial Maintenance By-Law and the St. John's Heritage By-Law (By-Laws And Regulations).

New Definitions

Ducted Heat Pump: A heat pump system where the indoor coil is located within a duct. Air is heated or cooled as it passes over the coil and is then distributed throughout the building via ductwork.
Ductless Heat Pump: A heat pump system where the indoor coil is located within an indoor unit. These units are typically wall-mounted, floor-mounted, or ceiling-mounted within an occupied space and heat or cool that space directly.
Heat Pump: An electrically driven device used to provide heating and cooling. Heat pumps may be air-to-air, air-to-water, or ground-source systems and may be either ducted or ductless.

New Requirements

- The outdoor unit of a heat pump shall be located in the side yard or rear yard of the lot and not less than 2.4m from the side lot line.
    - The outdoor unit of a ductless heat pump serving no more than two indoor coils may be located in the side yard, provided no part extends beyond the front

building line, does not reduce the required side yard by more than 50%, and complies with manufacturer requirements.
    - Where it is not practicable to meet these requirements the Manager of Regulatory Services may approve an alternative location. The contractor is responsible for requesting such approval with the permit application.
- When equipment is installed within a path of egress, the required egress clearances, including minimum headroom, must be maintained in accordance with the National Building Code of Canada.
- Condensate lines for elevated equipment require an approved drainage collection and discharge system where condensation may affect areas below used by persons.
- Heritage Buildings and properties in Heritage Areas must comply with the Heritage By-Law.
- Schedule D of the Heritage By-Law establishes additional requirements for heat pump installations on designated Heritage Buildings and properties located within Heritage Areas.
- Installation certification letter to be provided from the installer prior to the final inspection. The letter can be emailed to building@stjohns.ca. The letter must include:
    - Installation address, application number and date
    - Installers name and signature
    - Equipment manufactures name and model number; and
    - Conformation the equipment has been installed in accordance with the manufacturer's specifications, and all required clearances have been achieved.

Contractors are reminded to ensure:

- When submitting a permit application that includes a heat pump installation, ensure the heat pump is clearly identified on the application including the location of the outside equipment.
- Review of property survey to confirm that all required setbacks and clearances can be maintained. Inspectors may request a copy of the property survey to verify compliance with the applicable clearance requirements.
- All systems are installed in accordance with manufacturer requirements, required clearances, applicable codes, and City by-laws.
- There is adequate electrical system capacity and provide load calculations upon request.
- Where a central heat pump is installed as the primary heating system, contractors must ensure the system is capable of maintaining temperatures required by the National Building Code of Canada and applicable City by-laws.
- Consult St. John's Map Viewer to determine heritage requirements for a particular property

Inspectors will begin strict enforcement of these requirements effective December 1, 2026. If you have any questions, please contact (709) 576-8049 or email inspectoronduty@stjohns.ca to speak with an inspector.

Sincerely,



Chris Fallon
Supervisor, Inspection Services