



# INSPECTIONS

Office Hours - 8:00 A.M. - 4:30 P.M.

**PHONE 820-3740**

**(24 HOURS A DAY)**

**THE BUILDING PERMIT CARD MUST BE POSTED AT THE PROPERTY TO RECEIVE AN INSPECTION**

**IT IS THE RESPONSIBILITY OF THE OWNER AND/OR AGENT TO REQUEST INSPECTIONS.** A minimum of 24 hours notice is required when booking an inspection, 48 -72 hours is recommended to guarantee the day requested.

REQUESTS FOR INSPECTIONS MUST INCLUDE:

- civic address
- building permit number
- type of inspection
- name and phone number of contact
- day of inspection

## **REQUIRED RESIDENTIAL INSPECTIONS:**

### **1) FOOTING AND FOUNDATION INSPECTION**

On completion of all formwork and all concealed building services and work or materials commonly recognized as forming part of the foundation work. The owner may be required to submit a survey certificate by a registered B.C. Land Surveyor prior to approval of foundation. A survey may not be required for rural properties if property lines are evident and setbacks clearly exceed minimum requirements. This certificate must include any registered easements, rights-of-way, covenant areas, and elevations at level strip and curb. Field memos from structural and geotechnical engineers are required prior to or at the time of inspection.

### **2) PERIMETER DRAINAGE, DAMP PROOFING AND ROCK PITS**

On completion of all foundation damproofing and perimeter drainage. On-site water recharge guideline needs to be followed in all new subdivisions for perimeter drains and rain water leaders. All rock pits are required to be engineered. On locations without Municipal Storm Service, drainage must go to ditch or rockpit.

### **3) SERVICES**

On completion of the Sanitary, Storm and Water Service connections. Water or pressure tests are required on the Sanitary and Water connections. Clean outs are required on sanitary and storm sewer connections at property line.

#### 4) PLUMBING

On completion of the waterlines and the DWV, prior to installing insulation.

#### 5) BASEMENT SLABS

On completion of the installation and compaction of granular base material, the moisture barrier (6 mil. ultra violet protected), and required slab insulation.

#### 6) FRAMING

On completion of framing, sheathing, roofing, plumbing, electrical and including installation of exterior doors and windows; prior to application of insulation or exterior finishes. Sealed, engineered truss designs must be on site for the inspection to be carried out. Field memo from the structural engineer, mechanical vent checklist, and sub trades list are required for this inspection.

#### 7) INSULATION INSPECTION

On completion of all insulation and vapour barriers (6 mil. ultra violet protected).

#### 8) FINAL INSPECTION

On completion of all construction, lot grading, and driveways, and prior to occupation. All Engineer's schedule C-B's must be submitted for this inspection.

## Hot Water Heating

### Plan Requirements

Prior to commencing work, calculations & boiler room layout are to be supplied to the district. Calculations & layout are to be sealed by a mechanical engineer or the wholesaler's/ distributor's heating designer.

### Inspections

- 1) After installation of piping under the concrete slab, **but before** the placement of the concrete.
- 2) On completion and activation of the boiler, and system piping & controls. The system activation must be just after the insulation inspection to allow time for modification (if needed) prior to occupancy of the dwelling.

### OTHER GOVERNMENT AGENCIES

Gas Inspector (Compressed gas and natural gas) – 604-851-7013  
Electrical Inspector - 604-851-7012  
Health Inspector - 604-814-5500