

In Accordance With The Building Bylaw These Items Will Be Reviewed By The Building Inspector When Doing Inspections

Inspection Checklists to be used as a Guide for Inspections

Footing Inspection review only the following items:

- The general aspects of the site for a safe building area (i.e. rock fall hazard, slope stability, terrain)
- Soil conditions as they appear at the footing level
- Where Registered Professionals are involved, their inspection reports
- Air temperature vis-a-vis the ability to cure concrete
- Footing depths for frost protection
- Footing sizes and locations in relation to the plans

Damproofing/drain tile Inspection review only the following items:

- The survey certificate (where required)
- Damproofing completeness
- Tie hole sealing
- Type and size of drain pipe and rock
- Dry well or other termination location
- Where Registered Professionals are involved, their inspection report
- Height of foundation wall above grade

Water Service Inspection review only the following items:

- Depth of pipe for frost protection
- Piping material
- Service termination inside of building
- Check valve requirements
- Working pressure test
- Size of pipe as specified on permit documents

Sewer service inspection review only the following items

- Piping slope and pipe size as specified on permit documents
- Pipe material and pipe bedding
- Test
- Cleanout placement
- Depth of pipe for frost protection
- Inspection chamber plug retrieval

Rough-in plumbing, drain, waste and vent inspection review only the following items:

- Piping, slope, materials and sizing
- Piping layout and arrangement
- Support of piping
- View test for leaks
- Backwater valve requirement, sumps

Water distribution system inspection review only the following items:

- Pressure test for leaks
- Piping material
- Support for piping
- Location of piping (protection from freezing)

Framing inspection review only the following items:

- Where Registered Professionals are involved, their inspection reports
- Equivalency to plans in appearance and size
- Roof truss/rafter/joist installation
- Roof beam construction
- Type and thickness of roof sheathing
- Roof loads carried down to foundation
- Roof ventilation
- Exhaust fan ducts installed, insulated and terminated and ventilation checklist
- Attic accesses
- Wall framing materials, type and quality/size and spacing
- Continuity of air/vapour barriers
- Floor joist materials; spans, end bearings, bridging and nailing
- Floor sheathing: size and type
- Posts, beams and columns; sized and attached
- Openings through floors; sized and supported

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Framing inspection continued

- Loads carried down to foundations
- Crawl spaces; accesses and ground cover
- Sill plates; separated from concrete and anchored
- Cut, notched and drilled framing members
- Door and window rough in sizes
- Stair construction.; rise/run/uniformity/headroom
- Smoke alarm locations, rough in locations marked
- Fireplace and chimneys; framing clearances/height/combustion air
- Masonry chimneys for solid fuel; liners and cleanouts
- Roofing materials vis-a-vis the slope of the roof
- Fire stopping
- Fire separation systems
- Solid fuel appliances; clearances, combustion air, connection to chimney, and installation instructions
- Confirm that fire dampers are located in duct at fire separations
- Ramp slopes
- Safety glass
- Height of foundation walls above grade

Insulation inspection review only the following items:

- RSI value, type and installation of insulation from the top of the crawl space floor or lowest floor, up through the exterior walls including joist spaces to the top plates of the highest storey and the RSI value, type and installation of friction fit or rigid insulation in floors and ceilings
- Where flexible sheet air barrier/vapour barrier is used, the type and installation of the air/vapour barrier from the top of the lowest floor up through all insulated spaces, including joist spaces and across ceilings and where applicable, floors

Occupancy inspection review only the following items:

- Where Registered professionals are involved with the project, their Schedule C's
- Completeness of the exterior finish including height above the finished grade
- Installation of the required wall flashings and masonry supports
- Driveway; designed to keep runoff out of the garage/carport
- Down spout termination
- Deadbolt latches, security screws, door viewers and NRP hinges
- Interior and exterior handrails
- Size and location of interior and exterior guardrails
- Completeness of interior floor, wall and ceiling finishes
- Smoke alarms; in place and functioning
- Doors and closers; in place and functioning
- Fire exit windows; in place and accessible
- Stops and traps on plumbing; materials and placement
- Required waterproof wall finishes; in place and functioning
- Plumbing fixtures, approved materials and connected
- Heating system; in place and operational
- Hot water supply system; in place and operational
- Mechanical ventilation of building interior
- Contractors certificate for loose fill and spray applied thermal insulation
- Weather-stripping
- Required egresses; as per plan
- Required fire alarm systems, tested and verified
- Required emergency lighting and exit sign systems; in place and operating
- Closures in fire separations; in place, type and ratings
- Exhaust systems for commercial kitchens, spray booths, etc; installed, tested and signed off by a Registered Professional
- Required fire sprinkler systems; installed, tested and signed off by a Registered Professional
- Fire hydrant placement; as per plan
- Fire department access; as per plan
- Fire extinguisher placement; as per plan
- Ramp slopes
- Disabled requirements; lever handles, handrail terminations, highlighted risers, clear and level areas, tactile warning systems, directional signage, door lettering, path of travel, automatic doors, washroom requirements, areas of refuge, floor level changes, exit door colours, handrail colours

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