

Required inspections

(and when to call for them)

On your yellow building permit, an inspector will have circled which of five potential inspections your building project will require. Most residential construction will require two or three (foundation, framing, final.) Here's the inspections you are required to obtain and what we're looking for when we get on site:



Pre-pour inspection
When to call:
a) before pouring of ICF foundations/walls, OR
b) before pouring of an engineered slab

Things we look for*:

- a) proper inter-tie of members; correct number and size of reinforcing bars (esp. over openings)
- b) that dimensions, placement of reinforcing materials matches specifications of plans, including vapour barrier.



Foundation
When to call: footings and frost walls (basement walls) are done; before backfilling.

Things we look for*:

- Proper size of footings; proper damp-proofing (tar) on concrete; insulation (if required); anchor bolts in place; proper drainage in place (if required).
- We may also:** ask for location of radon pipe if required



Framing
When to call: Framing is complete, insulation and vapour barrier installed but before installation of drywall

Things we look for*:

- Suitable lintels (headers) over windows, proper construction of beams/supports; correct installation of insulation; sufficient opening in bedroom window spaces; correct installation of rafters/trusses/joists/walls; correct installation of deck members
- We will also:** check for proper flashing around any installed windows, doors (if installed); proper installation of roofing elements, etc.



Final
When to call: Work is complete, but before occupancy

Things we look for*:

- Smoke alarms installed properly; Carbon Monoxide alarms if necessary; ventilation system installation; correct dimensions for interior and exterior stairs; proper size for landings; proper flashing around windows, doors; required guards/rails on decks/stairs; door closures to any attached garages; etc.

**This is not an exhaustive list...*



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