



COMMUNITY PLANNING & DEVELOPMENT SERVICES
 301 ST. ANN'S RD. CAMPBELL RIVER, BC
 E-MAIL: DEVELOPMENTSERVICES@CAMPBELLRIVER.CA
 PHONE: (250) 286-5725

GENERAL GUIDELINES FOR RESIDENTIAL INSPECTIONS.

SERVICES	Water, sewer, and sanitary connections made to the City lines are inspected. The hole must be free of debris to allow connections to be clearly seen.
SITE & FORMWORK	This is an inspection of concrete work (i.e. footings, foundations), for an ancillary building of less than 500 sq. ft., by City building inspectors. For larger ancillary buildings, SFD's or commercial buildings an original Engineers' report is required to be sent in.
PERIMETER DRAIN/ DAMPPROOF/ RAIN WATER LEADER	Drainage pipe around the perimeter of the building and the gravel under it is inspected. Rainwater pipe to be secured to foundation at 1.2m spacing, at the end of branches or fixture drains and at change in direction/elevation. After the inspection is passed, cover with a minimum of 6" of drain rock over pipe/cloth/backfill. <i>It is highly recommended you submit your Location Certificate (Actual Site Survey) as soon after this inspection as possible.</i>
PLUMBING UNDER-SLAB	This is an inspection for ancillary or SFD builds for any plumbing that enters the building and which will subsequently be covered by a concrete slab.
PRE-SLAB	For SFD and ancillary buildings. After the foundation is complete, a compact, clean granular fill is added, (of which not more than 10% can fall through a 5 ml. sieve). The fill must be sloped towards the door. If a ground seal is required, all seams and penetrations must be continuous and impermeable. If the slab is insulated, it is inspected for the correct level of frost protection.
SHEATHING	This inspection concerns the chip board that covers the framing on the outside of the house. Inspectors are looking for secure nail placement; do not overdrive nails. (If the builder is using Hardi Plank or Smart Board, only a Rain Screen inspection is required and is done at the Air Barrier inspection.)
PLUMBING ROUGH-IN	This inspection is for all the plumbing within the building. i.e. kitchen, laundry, bathroom. The inspector will also check that any cuts made into the framing to accommodate pipes/wiring have been reinforced. Ensure all traps except shower have accessible clean outs. Water shutoffs accessible.

FRAMING	FRAMING is a major inspection required for most building permits. Both SHEATHING and PLUMBING ROUGH-IN inspections can be scheduled at the same time as FRAMING. All previous inspections must be passed before this inspection can take place. An original Location Certificate must be submitted <i>before</i> you book the inspection. Truss specs are handed in to the inspector at the time of inspection. All chases and concealed spaces require fire blocking.
AIR BARRIER (& RAIN SCREEN)	BC Building Code requires a continuous air barrier on the outside or the inside of the building. All holes in the building envelope must be sealed. Buildings with Hardi-Plank or Smart Board will have the rain screening inspection done at this time.
INSULATION/VAPOUR BARRIER	All prior inspections must be passed before calling for this inspection. Insulation must meet requirements, be dry, and the poly covering sealed.
OCCUPANCY	<p>Paperwork that must be received <i>before</i> booking:</p> <ul style="list-style-type: none"> • Schedule CB – original document with embossed stamp and signature of Engineer • Sub Trades List • Mechanical and Ventilation certificate (from installer) • Electrical Final – BC Safety Authority (from installer) • Gas Permit – BC Safety Authority (from installer) <p>A complete OCCUPANCY Checklist is available on the City web site at www.campbellriver.ca</p>
FINAL	This inspection may be booked at the same time as OCCUPANCY. FINAL will be passed after all work is complete and provided there has been no damage to City infrastructure noted.

These are general guidelines of residential (SFD) inspections designed to clarify requirements and the sequence of inspections for builders and owners. Your copy of the building permit (kept visible, on site) has the list of inspections you are required to book relating to your specific application.