

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.

SERVICES	Water, sewer, and sanitary connected to the municipal services are inspected. All connections must be uncovered and clearly visible. Service lines are to be capped if not being immediately connected to the building.
SITE & FORMWORK	An inspection performed prior to the placement of concrete, when the installation of completed concrete footing formwork is done in absence of having submitted both letters of assurance from <i>registered professionals</i> for the <i>foundation</i> and <i>excavation</i> components <u>and</u> a proposed building location survey at time of permit application.
PERIMETER DRAIN/ DAMPPROOF/ RAINWATER LEADER	Drainage pipe around the perimeter of the building is inspected. Rainwater leaders to be secured to foundation at 1.2m spacing, at the end of branches or fixture drains and change in direction/elevation. Dampproofing should be completed as per section 9.13 of the BCBC and inspected at this time if required. After the inspection is passed, cover with a minimum of 6" of drain rock over pipe/cloth/backfill.
PLUMBING UNDER-SLAB	This is an inspection for ancillary, SFD or multi-family builds for any plumbing that enters the building, and which will subsequently be covered by a concrete slab.
PRE-SLAB	For SFD, multi-family 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 4 ml. sieve). If a ground seal is required, all joints shall be lapped and sealed as per section 9.25.3.6 of the BC Building Code. If the slab is insulated, it is inspected for the correct installation and R-values. Soil and gas rough in to be in place, where required, at this time.
SHEATHING	This inspection concerns the sheathing that covers the framing on the outside of the house. Inspectors are looking for secure nail placement and nailing patterns; do not overdrive nails.
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, notches, or holes made into the framing conform to the BC Building Code. Ensure all traps except shower have accessible clean outs. Water shutoffs accessible. The Drain/Venting system shall be under test conforming to section 2.3.6 of the BC Plumbing Code and the Potable Water system shall be under test conforming to section 2.3.7 of the BC Plumbing Code.
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. Truss specs, Professional Engineer's field reviews and final location certificate to be digitally submitted prior to booking the inspection. All chases and concealed spaces require fire blocking.
AIR BARRIER (& RAIN SCREEN)	BC Building Code requires a continuous air/weather barrier on the outside of the building. All holes in the building envelope must be sealed and all flashings are to be installed. Rainscreen will be inspected at this time if required by article 9.27.2.2 of the BC Building Code.
INSULATION/VAPOUR BARRIER	All prior inspections must be passed before calling for this inspection. Insulation Must conform to the BCBC, be dry, and the air/vapor barrier is to be sealed. Spray foam daily work sheets to be digitally submitted.

OCCUPANCY	<p>Paperwork that must be digitally submitted before booking:</p> <ul style="list-style-type: none"> • Schedule CB – including seal, permit to practice number, signature and digital certificate of Engineer or Architect including all field reviews. • Sub Trades List • Mechanical and Ventilation certificate (from installer) • Electrical Final – BC Safety Authority (from installer) • Gas Permit – BC Safety Authority (from installer) • BC Energy Compliance Report - Performance Paths for Part 9 Buildings: As-Built Form, prepared and signed by an <i>Energy Advisor</i>.
FINAL	<p>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.</p>