

Required Inspections

Inspection requests must be submitted at least 24 hours in advance and are subject to inspector availability.

It is the responsibility of the permit holder to ensure that all required inspections related to the scope of the issued permit are requested, completed, and approved.

Inspections must be completed at the stages noted below and **before any work is covered or concealed, unless otherwise specified.**

Forms - After footing and/or foundation forms are complete **and before any concrete is placed.**

Drainage - After removal of formwork and installation of perforated and solid drainpipe, drain rock, damp-proofing. **Inspection must be completed before backfilling against the foundation.**

Sewer/Storm/Potable Water - After potable water, sanitary sewer, and storm drain service connections are installed and bedded. **Inspection and testing must be completed before backfilling.**

Radon System

- *Underground:* After installation of the under-slab radon depressurization system, including radon vent piping and a minimum of 100 mm granular material compliant with BCBC 9.13.4.3(1).
- *Above Ground:* After radon vent piping has been installed to the termination point in accordance with BCBC 9.13.4.3 prescriptive requirements.

Plumbing (Underground) - After rough-in of the underground plumbing system and setup of a 10 ft water head test to be inspected.

Slab Insulation (Slab-on-Grade) - After installation of under-slab insulation and **before concrete placement.**

Rough-In Plumbing - After installation of the complete plumbing system, including Drainage, waste, and venting (DWV filled to roof line). Potable water piping tested at **150 PSI**

Framing - After framing, plumbing, wiring, and ventilation are complete, and after Engineer's inspection is completed and approved (where applicable), and after BCLS survey has been completed and provided to the City. **Inspection will not be booked without receipt of BCLS.**

Insulation, Vapour Barrier, and Air Barrier - After insulation and vapour barrier are complete and before any interior wall finishes are applied. Exterior must be papered and weather-tight. **Inspection will not be booked without receipt of the Step Code Mid-Construction Checklist.**

Fire Separation - After installation of drywall for fire separations (including secondary suites) and before any taping or mudding. **Important:** All areas requiring fire-separation continuity (e.g., attic spaces, joist cavities) must be inspected before being covered.

Rainscreen - Inspection occurs after installation of the second plane of protection and before cladding (first plane) is installed.

Stucco - Two inspections are required: After installation of building paper and wire lath, and after application of the first (scratch) coat.

On-Site Stormwater Disposal System - After catch basin and infiltration system installation and before backfilling. Engineer-designed systems require a field review from the Engineer of Record

Fireplace - After installation of the smoke damper and before installation of the first flue liner or any materials that would conceal construction details of the firebox or smoke chamber.

Other Inspections - Depending on scope of work other inspections may be required, including but not limited to **Hydronic (radiant) heating, Site built showers, and Fire sprinkler systems.**

Final Inspection - After the building is fully complete and ready for occupancy. **Final approval must be obtained before occupancy occurs.**

Additional Information:

- The inspections listed above do not preclude the requirement for additional inspections by other City Departments, including driveway inspections conducted by the Engineering Department where applicable.
- The permit holder is responsible for ensuring all required inspections are completed.
- All corrections noted on approved permit plans and related documents must be addressed before final approval.
- Re-inspection fees are applicable where an inspection discloses faulty work, and a subsequent inspection is required. Re-inspection fees must be paid prior to booking the re-inspection.