

RESIDENTIAL BUILDING INSPECTIONS

This guide has been prepared to provide information only and is neither a bylaw nor legal document. Should there be any discrepancy between this guide and the relevant City Bylaws and/or applicable Codes, the text of the Bylaws and Codes shall be the legal authority.

How to Request an Inspection

Inspections can be requested by phoning the 24-hour inspection request line at 604-514-2804 by 3pm the day prior to requested inspection. Please provide address, permit number, type of inspection required, contact name, phone number and AM or PM preference. All required documentation is to be submitted to the Building Division counter 24 hours prior to inspection. No work is to be covered until approved by the Building Inspector.

Forms Inspection

To be requested once the concrete form work has been installed, prior to placing concrete. BC Land Survey and P.Eng, field report (if applicable) are to be on site at time of inspection.

Service Connection and Prior to Backfill Inspection (Drain Tile and Rain Water Leaders)

When all piping for water service, including the meter, storm and sanitary sewer piping is installed but prior to backfilling:

- The sanitary sewer connection to the dwelling is to be under test, with a minimum of 5'-0" of head pressure.
- When the drain tile is in place and covered with a min. 6" of drain rock and the damp-proofing has been applied.
- Rock pit field review to be provided by P. Eng.
- The Services and Sump Location Plan (included with permit documents) is to be completed and presented at the time of inspection.

Rough Plumbing Inspection

When drains, waste, vent piping and water piping are completed, and the appropriate tests are on the systems. Any plumbing to be covered by concrete (under slab) must first be inspected and accepted.

Floor Slab Inspection

An inspection of the insulation and poly is required prior to pouring the slab. A Compaction Certificate is required from a P.Eng for all sub-slab fill.

Frame Inspection

After all the frame work, sheathing, duct work, rough plumbing, firestopping, electrical wiring, and built-in vacuum have been completed and before the application of the insulation and exterior cladding. Tubs and Traps are to be installed and ready for testing.

Insulation and Environmental Separation Barrier Inspection

When the thermal insulation and environmental separation barriers are complete and prior to application of drywall. Building paper must be applied over the exterior sheathing prior to the installation of the insulation. The insulation inspection will not be accepted if there have been no steps taken to protect the insulation from weather damage.

Secondary Suite Inspection

When insulation and sound bars are complete and prior to installation of drywall.

Final Building Inspection

All construction has been completed and before occupancy. (All work includes but not limited to, lot grading, exterior stairs, guards, caulking, connection of downspouts, etc.) Insulation, heating and ventilation documents are to be completed and submitted with letters of assurance, schedule C minimum 24 hours prior to inspection.

Re-Inspection

Where any inspection carried out disclosed faulty work and another inspection is necessary or where the permit holder fails to have the work accessible or is not ready for the inspection, an additional re-inspection fee may be charged.

Revisions to Permit Drawings

If changes are made to the approved permit drawings during construction, revised drawings must be submitted to the Building Division for review. Additional fees may apply.