
PART 13 - BUILDING
Division 5 - Inspections and Field Reviews

Subdivision 1 – Professional Design and Field Review

- 13.5.1. 1. The owner shall provide all Schedules A, B, C-A and C-B as set out in Division C Part 2 of the Building Code where required by the *Building Code* or under this Part.

Subdivision 2 – Inspections of Standard Buildings

- 13.5.2. 1. Required Inspections – unless an owner has been required by the building inspector to have a registered professional conduct field reviews of the owner’s standard building, every owner shall obtain an inspection and acceptance of the following work (where applicable for that building) at the following stages of construction:
- a. Footing Forms – footing forms, before concrete is poured;
 - b. Foundation Forms – foundation forms before concrete is poured, and for the purposes of acceptance of this work, the owner shall provide clear evidence and marking of the property line opposite each building corner to confirm the required set back provided on the approved site plan. If the Building Inspector requires, the owner shall obtain the services of a suitable professional to provide a survey certificate showing the form work meets the required set-backs and provide a plan indicating the measurements to building corners from property line;
 - c. Pilings and Grade Beam – if applicable;
 - d. Utility Services – services that are connected from the District’s utility system to the proposed dwelling being constructed, before being covered. Connections to Municipal Services are to be completed by the Municipality;
 - e. Drainage Works – weeping tile, drain rock, and insulation after damp proofing is completed and before backfilling;
 - f. Underslab Plumbing – underslab plumbing prior to any portion of the plumbing system being covered or concealed;
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- g. Slab Seal – slab seal, including polyethylene sheeting and/or insulation under the floor slab, before the concrete is poured;
 - h. Rough In Plumbing - rough in plumbing with both water and sewer lines;
 - i. Framing – framing which includes installation and completion of structural framing, roofing, windows, doors, wiring, heating systems, and fireplaces, before installation of insulation, vapour barrier and interior wall finish, and for this inspection, a copy of the roof truss drawings, engineered beams and details regarding engineered floor joist system design and layout, as applicable, shall be available at the construction site;
 - j. Insulation – insulation and vapour barrier, heating system before interior wall finish is applied which would conceal the work;
 - k. Building Envelope – during installation process;
 - l. Final Inspection – after completing construction, but before occupancy or use.
- 2. No Work Concealed – no aspect of the work referred in Section 13.5.2.1. shall be covered or concealed prior to performance of the relevant inspection(s) and any required re-inspection(s).
 - 3. Work to be Uncovered – every owner shall, if required by the building inspector, uncover work, remove construction materials and do everything else necessary for the building inspector to conduct an inspection under Section 13.5.2.1. of the Division.
 - 4. Owner Must Call for Inspections - The owner shall give at least TWENTY-FOUR (24) hours notice to the building inspector of the owner's request for an inspection and the District is not required to undertake any inspection under this Division until requested by the owner.
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5. In the event that the owner has not requested an inspection that was required by this Division, the work to be inspected was covered or concealed, and the owner is not willing to uncover the work, the building inspector shall not issue an occupancy permit for the building unless a registered professional engaged by the owner certifies in writing that the work fully complies with the *Building Code*, this Division and the applicable building permit.
6. Plans Available – an owner is not entitled to an inspection of work under this Division unless a copy of the issued building permit and all building plans are available at the site and the civic address is clearly visible from the street.

Subdivision 3 – Professional Designed Building and Field Reviews

- 13.5.3. 1. Requirement for Field Review Letters of Assurance – when a registered professional provides letters of assurance required by the *Building Code* or by the building inspector under this Division, the registered professional must provide to the District copies of field reviews undertaken by the registered professional and the corresponding letters of assurance that the construction substantially conforms to the design and that the construction substantially complies with the *Building Code*, this part and other applicable enactments respecting health and safety.
 2. Scheduled Field Reviews – the owner shall cause the registered professional to perform field reviews and notify the building inspector in advance of the date and time before field reviews are being conducted at the following stages of construction of a complex building:
 - a. Upon completion of building footing, foundation forms, and rebar;
 - b. Prior to backfilling on-site services including water, storm sewer and sanitary sewer;
 - c. Upon completion of base plumbing, rough plumbing, waterlines, and sprinkler systems;
 - d. Upon completion of fire rating and stopping in fire separations;
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- e. Upon completion of insulation and vapour barrier; and
 - f. Final inspection when an occupancy permit is sought.
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