

Required Documents: Residential Building Inspections

Depending on the scope of work, not all items noted may be applicable, and during construction, additional inspections and documentation may be requested.

CONSTRUCTION DURING COLD WEATHER

- Please refer to our online [Cold Weather Advisory Notice](#)

FOOTINGS – prior to concrete pour

- Excavation Site Safety P.Eng. report posted at the site
- Geotechnical Engineer Field report for soil bearing capacity (buildings and retaining walls)
- Structural Engineer Field report for rebar/structural (buildings and retaining walls)
- BC Land Surveyor Survey/Certificate including setbacks, elevations, right of ways and easements
- During cold weather, i.e. 5°C or below, a sealed P. Eng field memo approving the placement of concrete and a sealed P. Eng field memo certifying supervision for the protection of placed concrete

FORMS (Foundation) – prior to concrete pour

- Excavation Site Safety P. Eng. report posted at the site
- Geotechnical Engineer Field report for soil bearing capacity (buildings and retaining walls)
- Structural Engineer Field report for rebar/structural (buildings and retaining walls)
- BC Land Surveyor Survey/Certificate including setbacks, elevations, right of ways and easements
- During cold weather, i.e. 5°C or below, sealed P. Eng field memo approving the placement of concrete and sealed P.Eng field memo certifying supervision for the protection of placed concrete

DAMPROOFING

- Damproofing Certificate

SUSPENDED SLAB – prior to concrete pour

- P. Eng. Field report for rebar/structural
- During cold weather, i.e. 5°C or below, sealed P. Eng field memo approving the placement of concrete and sealed P.Eng field memo certifying supervision for the protection of placed concrete
- Torch-On Roofing Certification for Bunker Slab

POLY UNDERSLAB – after insulation, air barrier, sealant installed and prior to concrete pour

- Fill/Compaction P. Eng. field report (depending on depth and material)
- Garage Proposed slab meets permit drawings (maximum 10% slope from slab to PL)
- During cold weather, i.e. 5°C or below, sealed P. Eng field memo approving the placement of concrete and sealed P.Eng field memo certifying supervision for the protection of placed concrete

SHEATHING – after all windows & doors installed & all penetrations sealed, & flashings installed

- Structural Engineer Field report for sheathing/shear walls
- All Windows/Doors/Skylights have the correct label to verify compliance with NAFS standards
- Flat Roof Certification
- Torch-On Roofing Certification for Decks over Living Space(s)

FRAMING/FIRE BLOCK/STOPPING – prior to insulating & drywall

- Plumbing Rough-in inspection complete
- Gas Rough-in inspection complete – Technical Safety BC
- Electrical Rough-in inspection complete – Technical Safety BC
- Sprinklers Rough-in inspection complete (sprinklered building)
- Mechanical Heating/Ventilation Checklist
- Certification of Design of Heating System
- Quality First TECA & certification of installation for heating system
- Structural Engineer Field report for framing and trusses

- Window Wells and Retaining Walls P. Eng assurance exceeding 4' in height
- Survey to confirm height of building
- Roof Truss Layout P. Eng stamped
- Roof Truss Specs P. Eng stamped
- Truss Joist Layout P. Eng stamped
- Truss Joist Specs P. Eng stamped
- Roof Decks over Living Space assurance of membrane/decking assembly
- Moisture Content of Lumber Not to be more than 19%
- Fire Blocking/Fire Stopping Complete Architect/P. Eng field report for alternative solutions, etc.

INSULATION / AIR AND VAPOUR BARRIER – prior to drywall

- [Spray Foam Certification](#) (Note: no inspection conducted within 48 hours of application)
- Alternative Solution - Unvented Roof Space/Spray Foam Architect/P. Eng field report
- Revised Energy Report from Energy Advisor, documenting any changes
- Pre-Drywall Air Leakage Results

DRYWALL / FIRE SEPARATION – prior to tape & mud

- Fire-Rated Separations / Shafts / Assemblies
- Fire Stopping complete – CAN / ULC S115
- Fire Separations – listed system – documentation on site
- Fire-Rated Separations / Fire Stopping, Architect field report

RAINSCREEN – prior to cladding/stone/brick

- Building Envelope registered professional field report

METAL LATH – prior to scratch coat or cladding/cultured stone/brick

- Building Envelope registered professional field report

FINAL

- Plumbing Permit Final inspection complete
- Plumbing Site Services Permit Final inspection complete
- Sprinkler Permit Final inspection complete
- Rockpit/Stormwater Management System P. Eng Schedule C-B
- [Backflow Assembly Test Report](#)
- Plumbing Schedule C-B Site Drainage
- Letter of Septic Certification
- Water Potability Analysis (by an accredited lab)
- Geotechnical Engineer Schedule C-B (buildings and retaining walls)
- Structural Engineer Schedule C-B (buildings and retaining walls)
- Architect Schedule C-B
- Gas Permits Final inspection complete – Technical Safety BC
- Electrical Permits Final inspection complete – Technical Safety BC
- Alternative Solution Letter of assurance for completed work
- Glass Guard Assemblies and Windows in Stairways Acting as Guard P. Eng assurance
- Non-Prescriptive Stairs P. Eng assurance
- As Built Energy House Performance Report
- Legal Site Survey for Lot/Building Height
- [Electrical Form E1 for Secondary Suite](#)

Checklist may be used for typical single-family dwellings, duplexes & residential accessory/garage projects.

Please Note: The scope of work may warrant additional inspections and documentation.

*******TO AVOID FAILED OR CANCELLED INSPECTIONS & RE-INSPECTION FEES, ENSURE ALL APPROVED PERMIT DRAWINGS & DOCUMENTATION ARE ONSITE FOR ALL BUILDING & PLUMBING INSPECTIONS*******

*******SITE SAFETY TO BE MAINTAINED AT ALL TIMES*******