

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

DAMPPROOFING

- ☐ Dampproofing 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*******