



Required Inspections

As per Building Bylaw No. 1471

To book an inspection, call **250-544-4217** at least 24 hours prior.

Approx. Inspection Times

Morning 10:30am–12:30pm
Afternoon 1:30pm – 3:30pm

INSPECTION	DETAILS
Footing/Foundation Forms	Prior to placing any concrete (Legal Survey required ASAP)
Perimeter/Roof Drainage	Inspection prior to drain rock cover , but with damp proofing applied
Water/Sewer/Storm Drain	Inspection of laterals and detention tank prior to covering
Under Slab Plumbing*	With all required tests applied
Under Slab Insulation	Prior to pouring concrete for slab
Wood Fireplace/Chimney	At the top of smoke chamber or at thimble/breech pipe
Rough-In Plumbing*	With all required tests applied
Framing*	Prior to exterior cladding and insulation but following installation of windows, building paper, flashing and furring (RAIN SCREEN), rough-in plumbing, rough-in electrical, ducting & roofing Documents required prior to inspection (if applicable) <input type="checkbox"/> BCLS Survey Certificate verifying siting and height <input type="checkbox"/> Professional Engineer’s approval for the structural design <input type="checkbox"/> Plumbing as-built drawings <input type="checkbox"/> Energy Efficiency and Mechanical Ventilation checklist
Insulation/Air Barrier	After interior firestopping and prior to any drywall installation
Wire Lath for Stucco/Stone	Prior to any scratch coat application (stucco or cultured stone)
Scratch Coat	Prior to start of second coat/cultured stone application
Final	Prior to occupancy, when building construction is substantially finished and all safety and health requirements are completed. Documents required prior to Inspection (if applicable) <input type="checkbox"/> Registered Professionals final approvals <input type="checkbox"/> BC Energy Step Code Compliance Report <input type="checkbox"/> Electrical Permit <input type="checkbox"/> Gas Permit <input type="checkbox"/> Run-off Control Plan Approval for Storm Water System <input type="checkbox"/> Island Health final acceptance of septic installation



* Renovating homes built prior 1990 require the posting of a Clean Air Certificate prior to inspection.