
RESIDENTIAL BUILDING INSPECTION/DOCUMENTATION CHECKLIST

24-HOUR INSPECTION REQUEST LINE: 604 990 4249

FORMS INSPECTION – 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 Certificate** Including setbacks, elevations, right of ways and easements

PRE-SLAB INSPECTION – AFTER INSULATION, AIR BARRIER, SEALANT INSTALLED – PRIOR TO CONCRETE POUR

- Plumbing** Under slab inspection complete
- Electrical** Under slab inspection complete
- Fill** P. Eng field report (depending on depth and material)
- Garage** Proposed slab meets permit drawings (maximum 10% slope from slab to PL)

SHEATHING INSPECTION – AFTER WINDOWS AND DOORS INSTALLED

- Structural Engineer** Field report for sheathing/shear walls
- Confirm Windows/Doors/Skylights** Meet NAFS standards
- Exterior Building Paper** Applied

FRAMING INSPECTION

- Plumbing** Rough-in inspection complete
- Gas** Rough-in inspection complete
- Electrical** Rough-in inspection complete
- Sprinklers** Rough-in inspection complete (sprinklered building)
- Mechanical Heating/Ventilation Checklist**
- Structural Engineer** Field report for framing and trusses
- Window Wells and Retaining Walls** P. Eng assurance exceed 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
- Exterior Building Paper** Applied
- Moisture Content of Lumber** Not to be more than 19%
- Fire Blocking/Fire Stopping Complete** Architect/P. Eng field report
(if applicable, alternative solutions, etc.)
- Roof Space Venting** Installed

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(CONT'D)

INSULATION/AIR AND VAPOUR BARRIER INSPECTION

- Spray Foam Application** Confirmation of date/time of application / R Value / Product
No inspection 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** (If applicable)

DRYWALL BOARDING INSPECTION

- Suite Separation** Prior to mud/tape

RAINSCREEN INSPECTION

- Not Applicable If building envelope registered professional retained and/or project is supervised under a warranty provider

FINAL BUILDING INSPECTION

- Plumbing Permit** Final inspection complete
- Gas Permits** Final inspection complete
- Electrical Permits** Final inspection complete
- Plumbing Site Services Permit** Final inspection complete
- Sprinkler Permit** Final inspection complete (if applicable)
- Structural Engineer** Schedule C-B (buildings and retaining walls)
- Geotechnical Engineer** Schedule C-B (buildings and retaining walls)
- Plumbing** Schedule C-B Site drainage
- Architect** Schedule C-B (if applicable)
- Alternative Solution** Letter of assurance for completed work
- Glass Guard Assemblies and Windows in Stairways Acting as Guard** P. Eng assurance
- Energy House Performance Report**
- Engineering Department** Site review of project to obtain
- Planning Department** Site review of development permit projects to obtain
(coach/infill houses, duplexes, streamside development, etc.)

Checklist maybe used for typical single family dwelling, duplex, residential accessory/garage project.
Scope of work may warrant additional inspections and documentation.

TO AVOID FAILED INSPECTIONS, INSPECTIONS NOT CONDUCTED AND RE-INSPECTION FEES, ENSURE APPROVED PERMIT DRAWINGS AND DOCUMENTATION ARE ON SITE AND SITE SAFETY IS MAINTAINED.

NOTES
