

Inspections for Building Permits

Please note: All building permits will remain open as long as the work is active. If there is no activity within one year, the permit will be closed. A "site copy" of approved plans must be available on site for all inspections.

Inspections can be scheduled by contacting the Land Use Services Department at 250.746.2610. Our inspections are performed only in the afternoon; any variation will be under the discretion of the Building Inspector. Please provide the site address, permit number, type of inspection required, contact name, and contact number. 24 hours notice is required when booking all inspections.

Required Inspections



Footing

All form and falsework must be completed and inspected before any concrete is placed. Engineered foundations are inspected after the Engineer has done the field review.



Perimeter Drains

Foundation walls must be damp-proofed and the drain tile in place with drain rock installed. Rain water leaders must be strapped to the foundation every 1.2 metres.



Underslab Plumbing

Complete all Underslab Plumbing and leave visible for inspection. Drain-waste-vent (DWV) piping must be loaded and subjected to 3 metres of head pressure.



Rough Plumbing

Rough-in plumbing, including potable water (domestic) piping, must be complete. Domestic water lines will be pressure tested. DWV will be under test.



Chimney

Inspection of the chimney. Certified Wood Energy Technology Transfer professional to have reviewed prior to inspection.



Brace wall

Inspection of the nailing of exterior sheathing is done prior to the installation of sheathing membranes. All braced wall panel locations to be clearly marked out on the interior and exterior.



Framing

Weather tight and all rough-in by subtrades completed. British Columbia Land Surveyors (BCLS) Survey to be submitted (where applicable) with the Engineer field review required at time of inspection (where applicable). Exterior windows and doors must be installed and the installation of sheathing membranes completed.



Insulation

Insulation and vapour barrier are to be complete prior to inspection. No drywall may be placed (except for fire blocks) prior to inspection. All fan ducts must be connected and terminate at exterior.



Final

When the dwelling is completed and ready for occupancy. This inspection must be passed before the building may be occupied. The exterior of the building must be complete, including all stairs, decks, handrails, porches, and exterior finishes. Address numbers must be posted in a prominent location and the interior must meet all health and safety requirements. Final site grading is to be complete. Please ensure that all necessary documentation has been submitted.