

# RESIDENTIAL PROJECTS

## Building Permit Inspection Requirements

Please book three to five business/working days prior to your desired inspection date.

### Building permit inspection general information:

1. All applicable sub-trade permits (electrical, plumbing, gas, private sewage, and sewer connection) must be applied for with the building permit.
2. Any outstanding fees or fines must be paid prior to scheduling any inspection.
3. ***The permit and a current copy of the building and relevant subtrade plans must be kept on site and be made available for the inspection.***

### Typical required building permit inspection stages:

1. **FOUNDATION INSPECTION** (required before backfill of foundation):

#### Permits and inspections required prior:

- Sub-trade permits (electrical, plumbing, gas, private sewage receipt) must be issued prior to this inspection, unless a foundation permit has been issued before the building permit
- ***Sewer connection permits must be issued, inspected, and passed*** before the foundation inspection, or before framing inspection if foundation inspection is not applicable

#### Work to be completed:

- Foundation walls poured
- Dampproofing in place
- Weeping tile installed
- Granular cover in place

2. **INTERIM INSPECTIONS WHERE APPLICABLE (see Additional Inspections below)**

- Structural Post and Pad (when covering the pad footings for hydronic heating installation or pouring the floor prior to the Framing Inspection)
- Sheathing Inspection (when covering the wood sheathing, window and door installation prior to Framing Inspection)
- Hydronic Inspection (may be in addition to the post and pad inspection, prior to covering the loops)

3. **FRAMING INSPECTION:**

#### Permits and inspections required prior:

- All applicable rough-in inspections for sub-trade permits (electrical, plumbing, gas) must be completed and passed
- Completed "Private Sewage Treatment System Permit" application must be submitted to Davis Inspection Services for design approval by an inspector. After the design has been received and approved, the permit is issued and work may begin on installation of the system. ***Private sewage systems must have an approved design and issued permit*** prior to a framing inspection.
- All roof truss bracing specifications and beam loading details for the engineered roof and floor systems must be provided prior to the framing inspection

#### Work to be completed:

- Framing complete
- Roofing installed
- Exterior windows and doors installed
- HVAC rough-in complete (all joints taped or sealed)
- Structural posts and footing pads must be viewable (before concrete slab is poured)
- Any deficiencies / follow up requirements from previous inspections must be complete

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## Building Permit Inspection Requirements cont'd

#### 4. POLY AND INSULATION INSPECTION (prior to drywall):

This inspection is optional or based upon request by the Safety Codes Officer.

##### **Work to be completed (if inspection requested):**

- Any outstanding deficiencies from previous building inspection(s) must be completed

#### 5. FINAL INSPECTION:

##### **Permits and inspections required prior:**

- All final inspections for sub trade permits (electrical, plumbing, gas, private sewage) must be completed and passed

##### **Work to be completed:**

- Building must be substantially complete (seasonal deficiencies are acceptable)
- Building will be checked for compliance with the current Alberta Building Code prior to occupancy being granted
- Any deficiencies / follow up requirements from previous inspections must be completed
- Air balancing Report completed by a third party contractor and documentation left on site for the inspector.

#### **Additional Inspections (Can be Prepaid at time of Application):**

Standard inspections for Foundation, Framing and Final are covered by your building permit fees. Additional inspections can be added for a fee to allow for alternative construction schedules and scopes:

- **Hydronic heating inspection:** Hydronic heating for concrete slabs - a hydronic inspection must be completed before the concrete floor slab is poured. If multiple areas are planned and will be inspected at different times, more than one inspection fee may be required.
- **Post and pad inspection:** Additional inspection prior to framing inspection. To be used if the pad footings will be covered by a hydronic installation or pouring the floor prior to framing inspection stage. The post and pad inspection allows the inspector to view the pad footing size and depth, and the location of the post(s) on the pads.
- **Sheathing inspection:** Additional inspection prior to framing inspection. To be used if the exterior cladding will be installed before the framing inspection can be performed. All windows and doors to be installed for the inspection.
- **Poly and Insulation Inspection:** Optional inspection, or upon request by a Safety Codes Officer. (There is no fee for this inspection)

#### **Re-Inspection / Extra Fees:**

Should any additional inspections be requested or required to provide adequate compliance monitoring, an additional inspection fee must be paid prior to the inspection being performed. Re-inspection fees may be required under the following circumstances:

- The inspector is unable to access the building they have been called to inspect
- The project is not ready for inspection when an inspection has been called for
- The work has failed the inspection and requires a re-inspection
- An inspection is called for and a previous deficiency has not been corrected
- Re-occurrences of: failed inspections, no access, work not ready, deficiencies not corrected on the same project (including sub trade inspections) may increase the inspection fee

#### **Inspection Fee Rates:**

All inspection fees are subject to a Safety Codes Council Levy Fee. Please refer to the current Master Rates Bylaw for fee rates. (<https://www.rockyview.ca/BuildingPlanning/BuildingPermits/Fees.aspx>)

#### **To Book a Building Permit Inspection:**

Please book three to five business days prior to your desired inspection date.

- Online: [www.rockyview.ca/inspections](http://www.rockyview.ca/inspections)