ROCKY VIEW COUNTY
Building Services

262075 Rocky View Point, Rocky View County, AB T4A 0X2
TEL 403-230-1401 EMAIL building@rockyview.ca
WEB www.rockyview.ca

RESIDENTIAL PROJECTS
Building Permit Inspection Requirements

Please submit inspection requests three to five business days before your preferred inspection date. At a minimum, one full business day must fall between the date the request is submitted and the requested inspection date. This means the next business day cannot be selected.

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 the approved set of building documents (issued with your permit), must be on site and available to the inspector for each 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. **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).
     - If items are covered at the time of the Framing Inspection, and can not be viewed, the Inspection Report will note that the item was covered and not inspected, or an engineer's review and sign-off may be required.
   - Any deficiencies / follow up requirements from previous inspections must be complete.

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RESIDENTIAL PROJECTS
Building Permit Inspection Requirements cont'd

3. **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 **must be uploaded to myBuild a minimum of 3 days prior to inspection**.

4. **HYDRONIC HEATING INSPECTIONS** (hydronic heating for concrete slabs):
   - **A Hydronic inspection must be completed before the concrete floor slab is poured.**
   - **Requires approval prior to installation.**
   - **May be added after original permit is issued, however will require review, approval, and permit fees prior to inspection.**

   Primary Heating System: All hydronics must be inspected, fees may be required for staged or additional inspections.
   - All areas of a primary heating system must be inspected, may be staged.
   - Additional inspection fees may apply for staged inspections.

   Secondary Heating Systems: Single inspection, no staged or additional inspections.
   - Only **ONE** inspection will be conducted on secondary hydronic systems.
   - If secondary hydronic systems are installed in stages, only one inspection will be conducted on the completed work at the time of inspection.
   - Additional or staged inspections will not be performed unless specifically requested by a Safety Codes Officer.

Re-Inspection / Extra Fees:
Should any additional inspections be 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: **https://mybuild.rockyview.ca/**