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

SUBTRADES
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.

SUBTRADE PERMIT INSPECTION GENERAL INFORMATION:

1. All subtrade permits are inspected by our third party inspection agency, Davis Inspections Services Ltd. with the exception of sewer connections in the Langdon area, which are inspected by Rocky View Utilities Corporation.
2. The number of required inspections is determined by Rocky View County's Quality Management Plan according to the project. See the Required Inspections tables in this document.
3. Any outstanding fees or fines must be paid prior to scheduling an inspection. All fees or fines are payable only through Rocky View County.
4. ***The permit and the approved set of sub-trade and building documents (issued with your permit), must be on site and available to the inspector for each inspection.***

ADDITIONAL INSPECTIONS:

Additional inspections (not included in the standard inspections above) can be added for a fee at time of permit application to allow for alternative construction schedules and scopes:
- Groundworks plumbing inspection (below grade rough in)
- Pressure testing/meter release - of gas lines for new service connections may be required
- Any additional inspections to allow temporary services may require an extra inspection fee
- Additional inspections - for complex works – may also be requested by the safety codes officer

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 and 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 subtrade inspections) may increase the inspection fee

All inspection fees are subject to a Safety Codes Council Levy Fee. Please refer to the current Master Rates Bylaw for fee rates.

To Book an Inspection (Building and/or Subtrades), please go online.
**Please book three to five business days prior to your desired inspection date.*

https://mybuild.rockyview.ca/

To Book a Sewer Connection Inspection (in Langdon only), please call:
403-936-8744

For Inspection Inquiries, please email:
buildinginspections@rockyview.ca

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SUBTRADES - *Electrical*
Permit Inspection Requirements

Rough In:
- ☐ Wiring complete to all fixture locations and boxes in place, splices made, and grounds connected
- ☐ Service and panel installed
- ☐ Subtrade rough in inspections, if applicable, must be completed and passed prior to a framing inspection

Final:
- ☐ All fixtures wired in, smoke detectors installed
- ☐ Panel completely connected and circuits labelled
- ☐ Final subtrade inspections must be completed and passed prior to a building inspector performing a final inspection

REQUIRED ELECTRICAL INSPECTIONS:

Type of Project	Minimum # Inspections	Inspection Stages
Public Institutions, Commercial, Industrial, Multi-Family Residential; with value of work **over** $10,000	2	• rough-in inspection, prior to cover-up **OR** • mid-term **AND** • final inspection
Public Institutions, Commercial, Industrial, Multi-Family Residential; with value of work **less than** $10,000	1	• rough-in inspection, prior to cover-up **OR** • final inspection
Single Family Residential or Farm Buildings: new construction or alteration, addition, or renovation; with value of work **over** $2,500	2	• rough-in inspection, prior to cover-up **AND** • final inspection
Single Family Residential or Farm Buildings: new construction or alteration, addition, or renovation; with value of work **less than** $2,500	1	• rough-in inspection, prior to cover-up **OR** • final inspection
Skid Units, Relocatable Industrial Accommodation: Oilfield Pump-Jacks, and Temporary Services	1	• rough-in inspection, prior to cover-up **OR** • final inspection, including all additional wiring for Relocatable Industrial Accommodation and Manufactured Housing
Manufactured, Ready-to-Move, or Mobile Homes; **connection only**	1	• final inspection
Annual Permit for minor alterations, additions; conducted on one site	2	• mid-term inspection **AND** • final inspection

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SUBTRADES - *Plumbing*
Permit Inspection Requirements

Rough In:
- ☐ Drain, waste, and vent piping below slab in place to outside of building
- ☐ All drainage piping complete on all floors
- ☐ Subtrade rough in inspections, if applicable, must be completed and passed prior to a framing inspection

NOTE: If an inspection is requested for covering below slab drain waste and vent piping before the project is ready for a complete above grade rough in inspection, then an extra inspection fee will be charged.

Final:
- ☐ All fixtures connected and operating
- ☐ Final subtrade inspections must be completed and passed prior to a building inspector performing a final inspection

REQUIRED PLUMBING INSPECTIONS:

Type of Project	Minimum # Inspections	Inspection Stages
Public Institutions, Commercial, Industrial, Multi-Family Residential; with **more than** 5 fixtures	2	• rough-in, below grade, prior to covering **OR** • rough-in, above grade, prior to covering **AND** • final inspection
Public Institutions, Commercial, Industrial, Multi-Family Residential; with 5 fixtures **or less**	1	• rough-in, below grade, prior to covering **OR** • rough-in, above grade, prior to covering **OR** • final inspection
Single Family Residential or Farm Buildings: new construction or alteration, addition, or renovation; with **more than** 5 fixtures	2	• rough-in, below grade, prior to covering **OR** • rough-in, above grade, prior to covering **AND** • final inspection
Single Family Residential or Farm Buildings: new construction or alteration, addition, or renovation; with 5 fixtures **or less**	1	• rough-in inspection, prior to cover-up **OR** • final inspection
Manufactured, Ready-to-Move, or Mobile Homes; not on foundation; **connection only**	1	• final inspection
Annual Permit	2	• mid- term inspection **AND** • final inspection

Below Grade Rough In (Groundworks) Inspections for plumbing are optional, and can be requested for an additional fee.

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SUBTRADES - *Gas (including Gas Fireplaces & Temporary Gas)* Permit Inspection Requirements

Rough In:

- All lines to appliances in place, capped off, and lines pressurized with pressure gauge in place; furnace's gas piped and vented before meter release
- Subtrade rough in inspections, if applicable, must be completed and passed prior to a framing inspection

Final:

- All appliances connected and operational
- Temporary Gas permits require a quick connect on site with lines and appliances ready for inspection
- Final subtrade inspections must be completed and passed prior to a building inspector performing a final inspection

Gas Meter Releases:

- To obtain a meter release from a gas supplier, you will need to present the supplier with the issued permit along with one of the following:
  - a Service Completion Notification form completed by a Certified gas fitter:

https://www.alberta.ca/system/files/custom_downloaded_images/ma-service-completion-notification-form.pdf

OR

  - an air pressure test inspection report completed by a Rocky View County Plumbing and Gas Safety Codes Officer. (If required; typically for homeowners doing their own work without a certified gas fitter's involvement - additional inspection fee may apply).

Gas Fire Places:

Compliance Requirements, please ensure:

- Compliance for Venting and Appliance, clearance to combustibles (as per Manufacturer's Installation Instructions and Current Canadian B.149.1 Gas Code).
- Size and Type of Gas Line and Connection (including test) are complete as per Current B149.1 Canadian Gas Code.
- Appliance Canadian certification (rating plate), and Manufacturers Installation Instructions are accessible for the safety codes officer.

REQUIRED GAS INSPECTIONS:

Type of Project	Minimum # Inspections	Inspection Stages
Public Institutions, Commercial, Industrial, Multi-Family Residential	2	• rough-in **AND** • final inspection
Single Family Residential or Farm Buildings	2	• rough-in **AND** • final inspection
Single Family Residential Accessory Buildings; or **Any Use** Alteration, Addition, Renovation, or Reconstruction	1	• rough-in **OR** • final inspection
Temporary Heat Installations, under separate permit, or temporary services	1	• final inspection
Connection of Manufactured, Ready-to-Move, or Mobile Homes; or Propane Tank Set **over** 454 litres	1	• final inspection
Annual Permit	2	• mid- term inspection **AND** • final inspection

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SUBTRADES - *Private Sewage & Sewer Connection* Permit Inspection Requirements

PRIVATE SEWAGE TREATMENT SYSTEM PERMITS

Design approval:
 Complete “Private Sewage Treatment System Permit” application and submit to Davis Inspection Services for design approval by 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 issued permit prior to a framing inspection.**

Final:
 System must be inspected before the backfill is complete (leave lateral ends open)
 Inspector must be able to determine length of laterals, depth of bedding, type of field used, and depth of gravel cover
 Septic tank must be placed and connected to field and building
 If installation is covered prior to inspection, removal of backfill to expose portions may be required

SEWER CONNECTION PERMITS

Sewer Connection permits assess the waste water plumbing line from the building to the sewer utility.

Final:
 Inspector must be able to view the exposed piping and trench
 Inspection must be completed and passed prior to backfilling the service trench
 There is no quick trench program in Rocky View County

REQUIRED INSPECTIONS:

Type of Project	Minimum # Inspections	Inspection Stages
Private Sewage Disposal Systems	1	• one site inspection, **prior to backfill**
Sewer Connection	1	• final inspection, **prior to backfill and foundation inspection**