

Other Inspections:

It may be necessary for the owner or contractor to coordinate other inspections at key intervals during the course of construction of your project to resolve specific problems or changes in construction. There often is no extra charge for these inspections. It is recommended that you consult with a Building Official to determine what aspects of constructions may require extra focus beyond what is set out here in this brochure. These may include:

- Progress Inspections
- Partial Inspections

24 HOURS NOTICE IS REQUIRED TO SCHEDULE AN INSPECTION

(48 HOURS FOR LOCATIONS ONLY ACCESSIBLE BY BOAT)

Further Information may be viewed on the SCRD website, including SCRD Building Bylaw No. 779

www.scrd.ca

THE BC BUILDING CODES ARE AVAILABLE AT:

www.bccodes.ca

The Sunshine Coast Regional District disclaims any liability arising from the use of this guide, since the information is provided only as a guide for public use and convenience. This guide provides the general statement of intent. Complete details such as permitted uses, densities, building codes, etc., should be obtained directly from the relevant zoning or building bylaw and the BC Building Code.



For more information, please contact the Building Division:

Phone: 604-885-6803
Email: building@scrd.ca



Calling For Inspections



Building Division

Responsibility of Owner: Neither the granting of a *building permit*, nor the approval of the relevant drawings and specifications, nor inspections made by the SCRD Building Division, shall in any way relieve the *owner* from full responsibility for carrying out the work, or having the work carried out, in full accordance with the requirements of the British Columbia Building Code

Please ensure that: -All work being inspected is completely ready prior to the inspection
-Work does not proceed to the next stage of building prior to being accepted by a Building Official
-The approved plans remain onsite, and the permit placard is posted and visible from the road.

FOOTINGS/FOUNDATION/SITING*

Upon completion of concrete form work for foundation elements, prior to placement of concrete.

Supporting documentation: structural and geotechnical engineer reviews, and form survey if required (subject to location and permit conditions).

DAMPPROOFING*

Prior to backfilling foundation or covering, the installation of applicable foundation dampproofing coating or membrane.

FOUNDATION DRAINAGE, & RAINWATER ROUGH-IN*

Prior to backfilling foundation, the installation of drain tile, drain rock and subgrade rainwater piping.

UNDER SLAB PLUMBING*

Prior to concealing the installation of under slab plumbing system rough-ins. The system must be under test at time of inspection.

SOIL GAS (RADON) DEPRESSURIZATION SYSTEM*

Upon complete installation of all components of the subfloor depressurization system rough-in, and prior to covering.

GROUND COVER & UNDERSLAB INSULATION *

Upon completion of installation of groundcover barrier and under slab insulation, prior to placing of concrete.

SHEATHING*

Upon completion of sheathing installation and prior to the installation of; weather resistant barriers or membranes, windows, and doors.

Supporting documentation: engineer review report.

HYDRONIC (RADIANT) HEATING

Once hydronic heating system rough-in is installed and under test. Prior to covering.

Supporting documentation: engineered layout and heat-loss calculations.

ROUGH IN PLUMBING*

Once all above slab plumbing system rough-ins have been installed and are under test. Requested in advance or in conjunction with framing inspection.

SOLID FUEL STOVE/FIREPLACE CHIMNEY

Masonry- Initial inspection of smoke chamber once constructed and still visible. Additional inspection to be conducted when the chimney is complete and prior to being enclosed. Both inspections to be conducted prior to framing.

Solid Fuel Burning Appliances – Installation of appliances and chimney to be inspected by WETT certified professional. WETT certificate to be submitted prior to final inspection.

ROUGH IN PLUMBING*

Once all above slab plumbing system rough-ins have been installed and are under test. Requested in advance or in conjunction with framing inspection.

FRAME*

Once all structural and framed components have been constructed and all mechanical, plumbing, and electrical system(s) rough-ins have been completed and inspected. Conducted prior to the installation of thermal insulation or concealing rough-ins.

Supporting documentation: structural engineer review, mechanical ventilation calculation checklist, sealed engineered truss drawings, electrical permit number, heat loss calculations and gas permit number as applicable.

TUB AND SHOWER PAN*

Upon completion of installation of all tubs and shower pans, and associated drainage piping. Fixtures must be filled with water under test. The inspection must be conducted prior to concealing fixture and piping.

INSULATION AND AIR/VAPOUR BARRIER*

Upon completion of thermal insulation and air/vapour barriers, and prior to covering. Attics and crawlspaces can be inspected separately prior to final inspection.

Supporting documents to be provided: insulation declaration

FINAL*

Occurs when all construction is complete and all required documents have been submitted for review. A ladder is required for access to areas typically not accessible (crawl spaces, attics).

Final documentation: VCH Letter of Certification (septic), Schedule C-B's (Letters of Assurance) from all engineers of record, post development reports, building location certificate, and post construction energy compliance report.

All required inspections must be conducted and accepted prior to permit conclusion.