



Required Building Permit Inspections

Responsibility of Owner During Construction

Building Inspections are required during various phases of construction depending on the type of build and site conditions. It is the responsibility of the Property Owner / Applicant to confirm which inspections apply to their Building Permit Application. **Failure to ensure completion of the necessary inspections may result in an inability of the ACRD to issue an Occupancy Permit.**

Please Note: A minimum of 48 hours' notice (business days) is required when requesting an inspection – more notice is required for remote locations.

Excavation & Footings	After the excavation and footings are complete, all reinforcing steel is in place and after the engineers (if required) have conducted their inspection, but prior to placing any concrete. Drainage plan to be discussed at this inspection. <i>*Where under-slab fill is greater than 600mm an engineer's review will be required. *</i>
Perimeter Drainage & Damp proofing	When all perimeter and storm system pipes are installed and connected to the previously discussed drainage system, but prior to clean gravel and filter cloth are installed. <i>*Pictures of gravel and filter cloth will be required prior to backfilling. *</i>
Under-slab Plumbing	When all under-slab plumbing is installed that will be covered by concrete, backfill or insulation. DWV piping must be loaded and under test at the time of inspection. <i>*Plumbing Declaration required at this inspection*</i>
Under-slab Preparation	After the installation of under-slab fill, vapor barrier, and insulation is complete; but prior to concrete being poured.
Rough Plumbing & Framing	When the structure is at lock up stage (framing and sheathing are complete) before any insulation is installed. Roughed in plumbing and mechanical works are complete. Supply piping must be under pressure-test and DWV must be loaded.
Building Envelope	Exterior building wrap, rain screen strapping, bug screen, and all head and sill flashings are installed. All penetrations through the building wrap have been sealed and flashed as required and ready for cladding installation; identify if exterior air barrier is being utilized.
Insulation	Air barrier, insulation, and vapor barrier are completed, but prior to interior finish being installed. If spray foam is installed the daily work sheet must be provided to the inspector.
Final	When an accessory building is complete and ready for final or demolition of an existing building is completed. <i>*All necessary documentation is required by this inspection*</i>
Occupancy	When the dwelling unit is complete and ready for occupancy, but prior to the building being occupied. <i>*All necessary documentation is required by this inspection*</i>
Other Inspection	Additional Inspections may be required as identified by the Building Inspector or as a condition of site-specific construction constraints.