

GUIDE

INSPECTIONS TO BE SCHEDULED PRIOR TO CONCEALING ANY WORKS

OVERVIEW

This guide is to provide homeowners, contractors and sub-contractors with a list of inspections that **must** be scheduled prior to concealing any works. This list is provided for general guidance only. Contact your Building or Plumbing Official to determine if additional inspections are required for your project. Prematurely concealed work may need to be exposed for inspection, which may cause an owner unnecessary delay and expense. For further requirements pertaining to inspections, please refer to City of Coquitlam Bylaw No. 3598.

Building Inspections

1. **Excavation** (prior to placement of formwork)
2. **Footing Forms** (prior to pouring concrete)
3. **Foundation Wall Forms, Survey** (prior to pouring concrete - see forms survey requirements)
4. **Drain Tile, Drain Rock, Damp-proofing** (Plumbing Inspection 1 must be completed prior to Building Inspection 4)
5. **Slab Poly** and perimeter insulation below slab (Plumbing Inspection 2 completed prior to Building Inspection 5, see Plumbing Inspection 3 for hydronic heating inspection)
6. **Exterior sheathing** (doors, windows and roofing installed)
7. **Drainage Plane (Rain Screen) Rough-in** (drainage cavity 'rain screen', window, door and service penetration mock-up)
8. **Stucco Wire and Paper** (prior to first 'scratch' coat application)
9. **Stucco Scratch Coat** (prior to the second coat application)
10. **Framing, Heating and Ventilation** (all trades, except soffits, and Plumbing Inspections 2 and 3 must be complete prior to Framing Inspection)
11. **Air Tightness Test (Mid-Construction)*** (Building Official requires two (2) days advance notice of the Mid-Construction Air Tightness Test)
12. **Insulation and Vapour Barrier**
13. **Fire Separations** (fire rated drywall prior to installing tape and joint filler)
14. **Air Tightness Test (Post Construction)*** (Building Official requires two (2) days advance notice of the Post Construction Air Tightness test. Approved documentation required prior to scheduling a Final Building inspection)
15. **Final Building** (All plumbing inspections and the Post Construction Airtightness Test must to be completed prior to scheduling a building final.

**Air Tightness Tests required for Building permit applications received for new homes on or after September 1, 2021.*

Plumbing Inspections:

1. **Exterior Services Rough-In**
 - sanitary and storm sewers
 - rainwater leaders (roof drainage)
 - water service
 - building sump
 - driveway or lawn catch basins
2. **Interior Fixtures Rough-In**
 - drain waste and vent piping (must be complete prior to building inspection 5)
3. **Interior Fixtures Rough-In**
 - water piping (including hydrostatic test)
 - baths, showers and related traps
 - hydronic heat piping rough-in and insulation below slab (building inspection 5 must be completed prior placement of insulation)
4. **Final Exterior Services**
 - sanitary and storm sewers
 - rainwater leaders (roof drainage)
 - water service
 - building sump
 - driveway or lawn catch basins
 - lawn irrigation backflow preventer
5. **Final Interior Fixtures**

SPECIFIC REQUIREMENTS

In order to obtain the final exterior plumbing services inspection, **all** exterior plumbing catch basins, lawn basins, sumps, inspection chambers shut off access chambers must be complete. For final interior plumbing fixtures, faucets, cleanouts, drains, shut-offs, hot water tank must be complete and all plumbing code items must be in place.

In order to obtain the final building inspection, the building must be complete including final exterior and interior plumbing inspections. **All** safety items such as guardrails, handrails, smoke alarms, carbon monoxide alarms, cooktop clearances, site grading and **all** building code items must be in place.

An Occupancy Certificate, for new buildings only, will be processed and issued within 5-7 business days after **all**:

1. Building and Plumbing Inspections are complete and,
2. Other City department's processes and requirements are complete.

This information is provided for convenience only and is not in substitution of applicable City Bylaws, Provincial or Federal laws and regulations. Always refer to official documents. The City is not responsible for errors found in copies or alterations of this document.