



PURPOSE:

To outline inspections required for new construction.

AUTHORITY:

- Section 414 of the Municipalities Act, 1999
- Section 35(e) of the Urban and Rural Planning Act, 2000
- Town of Conception Bay South Development Regulations, 2001-2011

PROCEDURE:

The following inspections for new construction are required to be carried out by Building Inspectors employed by the Town:

1. A backfill inspection – Following submission of Location Certificate verifying location of basement
2. Under slab plumbing inspection
3. Under slab vapour barrier inspection
4. Framing inspection
5. Insulation and vapour barrier inspection
6. Final Occupancy inspection

Electrical Inspections – must be obtained and received from the Government Service Centre prior to a framing inspection being carried out.

Connection to water and sewer system – requires a water and sewer permit from the Engineering and Public Works Department.

When a permit is issued, the permit holder must sign the inspection schedule document outlining the requirements for inspections, other pertinent information respecting inspections, and acknowledging their responsibilities as a permit holder.

At least two working days notice is required before an inspection is carried out. All requests for inspections are to be made through the Planning and Development Clerk who will review the file and advise the Building Inspector that an inspection has been requested.



Town of Conception Bay South Policy Manual

Title: Building Inspection Schedule Policy
Policy Number: 006

Resolution Number: 07-056
Date Approved: February 20, 2007

Final Occupancy inspections will not be carried out unless all previous inspections and certifications have been received by the Planning and Development Department.

REVISION HISTORY:

Revision:	Author:	Change Made:	Date: