



## **BUILDING PERMIT INSPECTION REQUIREMENTS**

Book online: [www.highriver.ca](http://www.highriver.ca) – Under Safety Codes Services (Permits)

Building Inspection line: 403-603-3412

Plumbing, Electrical and Gas Permit Inspection line: 403-603-3468

E-mail: [permits@highriver.ca](mailto:permits@highriver.ca)

**Provide at least forty eight (48) hours of lead-time to schedule your inspection. Ensure all Plumbing, Electrical and Gas permit inspections are scheduled to be completed when required prior to Building Permit inspections.**

**Foundation Inspection:** To be completed prior to backfill of foundation.

- Foundation poured
- Damp proofing in place
- Weeping tile installed
- Granular cover in place

**NOTE:** Prior to pouring the concrete slab(s), which are to have **primary** hydronic heating installed, a hydronic inspection must be requested.

**Framing Inspection:** All electrical, plumbing and gas rough-in inspections must be completed.

- All framing must be complete
- Roofing installed
- Exterior windows and doors installed
- HVAC rough in complete (all joints taped or sealed)
- *All follow-up requirements must be complete from foundation inspection*

**Vapour Barrier / Insulation inspection:** All electrical, plumbing and gas rough-in inspections must be completed and comply.

- All vapour barrier and insulation must be complete
- Exterior must be weather protected (ie: building wrap)
- *All follow-up requirements must be complete from framing inspection*

**Occupancy / Final Inspection:** All electrical, plumbing and gas final inspections must be completed and comply.

- Submit 'C' schedules from professionals on record prior to booking inspection (if applicable)
- Building must be substantially complete (ex. Seasonal deficiencies are acceptable)
- Building will be checked for compliance with the current Alberta Building Code prior to occupancy being issued
- *All follow-up requirements must be complete from vapour/barrier / insulation inspection*

**Additional Inspection Fees:** Inspections covered by building permit fees are outlined on the Plans Examination provided with the Building Permit. Should any additional inspections be requested or required to provide adequate compliance monitoring, a fee of \$200.00 must be paid prior to the inspection being performed.

**Re-Inspection Fees:** Re-inspection fees may be required under the following circumstances:

- The Safety Codes Officer is unable to access the building for which he has been called to inspect;
- The project is not ready for inspection and an inspection has been called for;
- An inspection is called for and a previous deficiency has not been corrected.
- The re-inspection fees are \$200.00 for any additional inspections on the same project (including plumbing, gas, electrical inspections). Re-inspection fees must be paid prior to any further inspections on the project (or will be deducted from the damage deposit/performance bond, if applicable).

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