

Addition - Final Building Inspection

Request this inspection once all construction has been completed but before occupancy.

Prepare

Learn about [how to prepare for your inspection](#).

Check - Covered Deck(s), Porches, Patios, and Veranda

The following are the most common items audited during this inspection. However, the list is not exhaustive. The work must meet all the applicable codes and standards.

- Review the requirements in the [Deck Design Guide](#)
- Ledger bolted connection to the house
- Joist hangers installed with hanger fasteners (not deck screws, roofing or common nails)
- Beams fully supported by posts and posts centred on blocks, footings or piles
- Cantilever within range for joist and beam dimensions
- Decking material per plan and specifications (appropriate joist spacing for composite decking)
- Guards are installed where the deck is:
 - more than 600mm (24") high,
 - adjacent a surface within 1.2 m of the deck walking surface that is sloping away at a rate steeper than 1:2 (~30 degrees), or
 - adjacent a vertical drop within 1.2m that results in a total drop exceeding 600 mm, such as a deck above a retaining wall
 - Maximum of 100mm (4") gaps between guard spindles
- Handrails are installed on stairs with more than 3 risers
- Stairs have uniform rise and run
- Fixed benches resulting in a bench walk surface higher than 600mm above the finished ground require a backrest of a minimum 36" (910mm) above the seat to function like a guard
- All requirements from uncovered Deck inspection apply
- Site-specific engineering for the permanent foundation (eng piles, grade beam and pile etc).

Additional Checks - Unheated Room Addition (Sunrooms, Mudrooms, Three-season rooms and Attached Garages/Carport(s)

For projects that include site-framed and insulated floors, walls or roofs or where construction value is over \$ 50,000 a [Ready to Cover inspection](#) must be requested before installing any wallboard.

- Exterior penetrations are sealed
- Windows have flashing installed around them
- Non-vented soffit if installed where required
- All stairs have:
 - Proper rise/run
 - Proper headroom of stairs
 - Guards (over 4.2m above the adjacent floor they must be non-climbable: 9.8.8.6. NBC 2023(AE))
 - Continuous handrails are installed including at winders.
- Attic access is weather-stripped or has foam tape installed (where applicable)

Additional Checks - House Expansion and Additional Storey(s)

For projects that include site-framed and insulated floors, walls or roofs or where construction value is over \$ 50,000 a [Ready to Cover inspection](#) must be requested before installing any wallboard.

- Bedrooms are equipped with interconnected smoke alarms;
- Carbon Monoxide Alarm is installed within 5m (16') of a bedroom
- Attic access is weather-stripped or has foam tape installed
- Exhaust fan/HRV are operational in all bathrooms
- All bedroom windows (including in the basement and 3rd storey):
 - Meet egress requirements
 - Meet 'super egress' requirements where travel limit exceeds 1 storey: NBC 2023(AE) 9.9.9.1.(2)
 - Have bug screens installed
- The attached garage has a self-closing, weather-stripped, swing-type door
- All telepost plates are bolted to the beams with leg bolts
- Vapour barrier is protected behind the furnace and hot water tank
- 4" radon pipe is labelled and sealed
- The sump pump and sump pit are installed/sealed and operational
- The sump pump cover is secured in place
- Rim joists are insulated and the vapour barrier is installed and sealed
- No foamed plastic insulation is exposed. A thermal barrier is installed. Examples are ICF foundation walls or spray-foamed rim joists.