



## Residential House Permit

### Corporation of the Town of Lakeshore Building Department

**Please note: 24 hours notice is required for all inspections. During the peak season there may be times where 48 hrs is required to secure an inspection time. Town reviewed drawings shall be made available on site to the inspector at all times.**

Schedule all inspections with the Building Clerk (Contact Number: 519-728-2818)

This schedule is a guideline and there may be other requirements needed to ensure compliance with the Ontario Building Code. Please call the Building Department for further clarification if required.

#### 1. SERVICE INSPECTION

##### **Sanitary Sewer**

- ABS - CSA - Placed on undisturbed soil, bedded and graded as required.
- B181.1 - Clay plug shall be provided (As per Development Manual)
- 7.2.5.10.(1)(a)

##### **Plastic - CSA Standard**

- B181.2 - Placed on minimum of 6" granular bed and all joints of pipe left exposed for inspection.
- 7.2.5-10.(1)(b) - Clay plug shall be provided (As per Development Manual)
- RATIO 35 OR LESS - Remaining 6" granular on top to be placed after inspection.

**TEST** (For both types of pipe)  
Plug placed at cleanout and pipe filled with clean water with a minimum 5ft head.

##### **Storm Sewer**

- ABS or Plastic centers) or supported - Placed on compacted fill, undisturbed soil or strapped to wall (at maximum of 1ft on on treated lumber. Downspout drainage tied to horizontal drainage with WYE/ 90 degree fittings. Clay plug shall be provided.

**TEST** (For both types of pipe)  
Plug placed at cleanout and pipe filled with clean water with a minimum 5ft head.

##### **Water**

- Copper - Pipe and couplings (if any) left exposed.
- Plastic - All couplings must be exposed.
- Test - Both copper and plastic to be under pressure and street shutoff valve exposed for inspection.
- Check valve is required on water service pipe suitable for cold water use only.

#### 2. SEPTIC SYSTEM

##### **Pre-Construction Inspection (Scarification Inspection)**

- Septic bed area exposed and scarified

## Septic Tank and Bed Inspection

- Septic tank size and manufacturer markings exposed for inspector

## Final Approval

- Septic tank and associated piping installed and backfilled
- Septic bed backfilled to appropriate depth and grass seed or sod placed over septic bed

## 3. FOOTING INSPECTION

- All formwork placed and secured.
- Footing cross tiles, when installed shall not displace the depth of footing below the tile. Footing depth shall be continuous below the tile.
- Formwork clear of standing water and debris.
- Undisturbed soil to be dug directly underneath tiles to a depth of 4" minimum.

### **Building setback and Grading Certificate:**

- The building setback and grading certificate must be made available to the inspector at the time of the inspection.
- Construction cannot continue until the certificate has been signed by the Chief Building Official or his designate.

## 4. FOUNDATION INSPECTION

- Weeping tile installed and securely connected to cross tiles.
- 6" minimum of  $\frac{3}{4}$ " clear stone cover over weeping tile at perimeter.
- Parging and dampproofing or waterproofing material applied as per section 9.14 of the OBC.
- Drainage layer completed as per section 9.14 of the Ontario Building Code.
- Storm drainage pipe to be installed as per item 1.
- Storm drainage pipe to be tested in accordance with the Ontario Building Code.

## 5. FRAMING INSPECTION

- Carpenter/Owner present during inspection.
- Exterior walls and roof sheathing in place.
- Windows and doors installed (if possible).
- Stamped engineered truss drawings shall be provided onsite.

## 6. PLUMBING INSPECTION

### UNDERGROUND and ROUGH PLUMBING

- Plumber/Owner present during inspection.
- All drainage and vent pipes must be tested with minimum 5ft head pressure.
- Approved backwater valve shall be installed as per sec 7.4.6.4. of O.B.C..
- Water test or air test (depending on weather conditions) is ready prior to inspection.

## 7. MECHANICAL VENTILATION - SECTION 9.32 OBC

- Installation complying to submitted application and required calculations.
- Ductwork installed as per ASHRAE minimum requirements.
- Ductwork exposed to cold temperatures to be insulated as required.
- Kitchen and bathroom exhaust fans to exhaust directly to the exterior.
- Equipment balanced as required.

## 8. PART 6 MECHANICAL

- One warm-air outlet per finished room adjacent to unheated space or exterior air.
- One warm-air supply outlet per 40m<sup>2</sup> of unfinished basement
- One warm-air supply outlet per 80m<sup>2</sup> of heated crawlspace.
- All supply outlets shall have adjustable diffusers
- One return air duct per floor level. Size as required as per Part 6 of Ontario Building Code
  - A floor level is defined as a difference in elevation of 900mm or more above or below an adjacent floor level

## 9. INSULATION AND VAPOUR BARRIER INSPECTION

- All exterior walls and roof ceiling completed per SB-12 of current O.B.C.
- Ensure air barrier is completely sealed.

## 10. OCCUPANCY PERMIT - INTERIOR (NO FEE)

- Hydro, water and gas if applicable must be operational.
- Heating appliances, hot water heater and sump pump installed and operating
- All interior stairways with more than two (2) risers must have handrails.
- Any outside entrances, where the threshold is 7 7/8" or more above finished grade, must have a permanent stair.
- Self-closing devices on all doors between the garage and house (including basement entries).
- At least one three piece bath completed with a privacy door.
- Kitchen sink to be installed
- Electric smoke alarms and carbon monoxide detectors shall be installed as per The Ontario Building Code.
- Garage and house to be sealed to prevent entry of noxious gases.
- Non-combustible microwave range or exhaust fan installed

## 11. PRE POUR DRIVEWAY INSPECTION

- The driveway is formed and ready to be poured. This must be inspected before the pour Commences.
- If any service (sanitary, storm or water) are located within the driveway, an inspection will need to be completed by the E.I.S. Department before the pour commences.

## 12. FINAL INSPECTION

- All interior finishing work completed.
- Water meter must be installed and connected, also valves on either side of water meter.
- Exterior wall finish completed.
- Eavestrough and downspouts installed and connected to storm sewer where required.
- Rear yard drainage installed including catch basin (if required).
- Final grading complete, slope away from building and expose min. 6" of foundation wall from the brick line to grade
- Grading certificate where required.
- Provide swale at rear and slope into catch basin.
- Driveway approach completed and all sidewalks repaired to Municipal standards if broken during construction.
- Grade must slope away from building/must not adversely affect adjacent properties.