

INSPECTIONS

Required Inspections

Inspections are required during the construction of your project to ensure that all work is done in compliance with the reviewed permit plans and the Building Code. Inspection stages are outlined in a summary document called 'Notice From The Building Department' provided to you at the time the permit is issued.

It is the responsibility of the property owner to ensure that they or their contractor contact the Town to request an inspection at the readiness for an inspection or upon the substantial completion of a stage of construction as set out in the Ontario Building Code (see below). Please call the Building Department at (705) 429-1120 to request an inspection.

For most projects, one or more of the inspection stages listed below will apply:

| Inspection | Description |
|----------------------|---|
| Footing | Once excavations are complete, footings have been formed and any reinforcing is in place just prior to pouring concrete. |
| Sewer/Water | Trenches to be dug and open and pipes laid and exposed. Inspector to be on site to witness connection. |
| Foundation | Required prior to backfill of foundation. If applicable, Tie-In survey must be submitted at this stage. |
| Underground Plumbing | Required prior to covering – with test on. |
| Plumbing Rough-In | Required at completion of plumbing rough-in which includes drains, waste, vent and water piping system – with test on. |
| Framing | Required at completion of structural framing, stairs, and components of fire separations. Exterior of building must be weather proofed. |
| Insulation | Required at completion of insulation, air barrier and vapour barrier installation. |
| Occupancy | To be eligible there must be no outstanding Orders and certain building components and systems must be completed and inspected under Articles 2.4.3.1 or 2.4.3.2. A water meter is to be installed and operating. |
| Final | Required at completion of the building and the lot grading certified. |

Note: Inspectors may require additional inspections. If an inspection is found to be incomplete/fail a re-inspection fee of \$75.00 may be charged. A lot grading inspection may require more than 48 hours notice. For non-residential construction, additional inspections will be required.

Booking Inspections

It is the responsibility of the owner for ensuring that required inspections are scheduled and completed prior to covering or continuing construction beyond certain stages. Inspections can be booked by calling the Building Department at (705) 429-1120 and leave a telephone message identifying

- your name
- phone number
- project address
- permit number
- inspection required

Although specific timed appointments cannot be booked, the Building Inspectors will attempt to accommodate you. Inspections booked prior to the close of the business day can usually be scheduled for the following business day. During times of peak inspection activity, advance notice of up to 48 hours may be necessary.

To cancel a scheduled inspection, avoid incurring additional costs by contacting the Building Department as soon as possible.

Fencing Construction Sites

Construction that occurs adjacent to pedestrian walkways with close proximity to other buildings, and areas close to schools, parks, recreational or other public facilities may be required to be fenced as per the Building By-law.

Other Inspections

Required inspections depend on the nature of the work completed.

Septic Inspection (10,000L/Day or less)

Town wide approval and inspection of septic systems are undertaken by the Building Inspector. The review of applications, issuance of septic permit and the inspection of the installation are co-ordinated by the Building Department.

For systems with a capacity of more than 10,000L/Day, review of applications, issuance of septic permits and inspections are co-ordinated by the Ministry of Environment www.ene.gov.on.ca

Property Inspection

Once a building has been constructed and occupied, there are a number of by-law provisions regulating the use and occupancy of buildings that may require an inspection.

The following inspections fall under the authority of the Town of Wasaga Beach By-law Department.

- Zoning enforcement
- Business Licenses
- Maintenance and upkeep of existing buildings including rental properties (Property Standards)

Food Premises Inspection

Inspection of food handling and preparation is under the authority of the Simcoe Muskoka District Health Unit. www.simcoemuskokahealth.org

Fire Inspection

Town of Wasaga Beach Fire Department is responsible for inspection of existing buildings for ongoing compliance with the Ontario Fire Code.

Electrical Inspections

Electrical inspections are under the jurisdiction of the Electrical Safety Authority (ESA). www.esainspection.net

Oil and Gas Inspection

Oil and gas appliances and elevators are under the authority of the Technical Standards and Safety Authority (TSSA) www.tssa.org

Workplace Health and Safety Inspection

Workplace health and safety and regulation of certified trades are under the authority of the Ontario Ministry of Labour. www.labor.gov.on.ca

Utility Inspection

Remember to 'Call Before You Dig.' Call Ontario One Call Utility Notification Service at 1-800-400-2255 to locate buried cables. This is a FREE service to contractors and homeowners, available 24 hours a day, seven days a week.