

District of Squamish  
37955 2nd Avenue, PO Box 310  
Squamish, BC V8B 0A3  
604.815.6872 www.squamish.ca



This is a list of building inspections and the required documentation and instructions for each type. The District of Squamish reserves the right to change the contents of this document at any time. Please refer to [www.squamish.ca](http://www.squamish.ca) or contact the Development Services' Department to confirm current inspection information.

If a project requires more than two inspections when one inspection is normally required a re-inspection charge is due prior to additional inspections being performed.

**The order of the inspections listed below does not necessarily reflect the order that the inspections may occur on a project.**

The new building Inspector front counter hours are as follows: **Monday to Thursday (8 a.m. – 10 a.m.) – (3 p.m. -5 p.m.)**  
**Fridays (8:30 a.m – 10:30 a.m.) – (2:30 p.m. – 4:30 p.m.) 604-815-6872**

Type of Inspection	Typically Occurs...	Required Documentation and Instructions	Est. Duration of Inspection
<b>On-site Services (Sanitary, Storm, Water, Sump)</b>	<ul style="list-style-type: none"> <li>Prior to backfilling.</li> <li>After installation of the piping for the water, sumps, storm, and sanitary sewer services</li> <li>After District has turned on water</li> </ul>	<p><b>IMPORTANT:</b> You are required to submit a <i>Water Off/On Form</i> to have District turn water on prior to this inspection, if it is existing.</p> <ul style="list-style-type: none"> <li>On-site water service must be pressurized to municipal pressure</li> <li>Sanitary drain must be filled with water</li> <li>Plug will be pulled at this time by the Inspector</li> </ul>	45 minutes
<b>Footing, Foundation, and Reinforcement</b>	<ul style="list-style-type: none"> <li>Prior to pouring concrete.</li> <li>After the Engineers field review is submitted to the District</li> </ul>	<ul style="list-style-type: none"> <li>Form Survey submitted prior to inspection (to confirm the forms are located within setbacks)</li> <li>Engineer's Field Review must be submitted prior to inspection</li> </ul>	30 minutes
<b>Ground Work Plumbing and/or Under Concrete Slab</b>	<ul style="list-style-type: none"> <li>Prior to pouring concrete.</li> <li>After installation of the granular base materials, below grade insulation, and underground plumbing.</li> <li>All groundwork plumbing must be inspected.</li> <li>Garage slabs do not require an inspection.</li> </ul>	<ul style="list-style-type: none"> <li>Drainage piping must be filled with water complete with a 2.4 m / 8 ft head pressure</li> <li>Water service must be pressurized to one and a half times street pressure (165 lbs. min.)</li> </ul>	30 minutes
<b>Perimeter Drain, RWL, and Damp Proofing</b>	<ul style="list-style-type: none"> <li>Prior to backfilling against the foundation.</li> <li>After drainage piping, gravel and filter cloth are installed. RWL's should be sloped.</li> <li>After two coats of damp proofing or membrane are installed</li> </ul>	<ul style="list-style-type: none"> <li>Engineer who designed the drainage system to inspect and submit a report to the District.</li> </ul>	30 minutes
<b>Sheathing</b>	<ul style="list-style-type: none"> <li>Prior to building wrap installation</li> </ul>	<ul style="list-style-type: none"> <li>Engineers field review signing off the sheathing and brace walls where identified on the structural plans</li> <li>Penetrations are to be sealed, windows and doors installed, prior to air barrier.</li> </ul>	30 minutes
<b>Rough-in Plumbing</b>	<ul style="list-style-type: none"> <li>Prior to framing inspection</li> <li>After drains, vents, and water piping (including in-ground plumbing works) are complete with the appropriate tests applied</li> </ul>	<ul style="list-style-type: none"> <li>Approved Stamped "Site Copy" drawings must be on site</li> <li>Water lines charged to 165 psi min.</li> <li>All plumbing secured</li> </ul>	45 minutes

Type of Inspection	Inspection Occurs...	Required Documentation and Instructions	Est. Duration of Inspection
<b>Framing</b>	<ul style="list-style-type: none"> <li>• Prior to installation of insulation, lath or other interior/exterior finishes that could conceal structural framing components and/or masonry</li> <li>• After: <ul style="list-style-type: none"> <li>– All ducting and ventilation systems installed</li> <li>– all wiring and piping are complete</li> <li>– back framing, drop ceilings, and fireplace framing are complete</li> </ul> </li> <li>• After fire separations are complete (this may occur at insulation stage).</li> </ul>	<ul style="list-style-type: none"> <li>• All trade rough-in work must be completed prior to Engineer and DOS inspections</li> <li>• Building Survey to confirm building height, setbacks, and lot coverage: REQUIRED</li> <li>• Truss Drawings (Engineers stamped set) must be submitted prior to inspection</li> <li>• Professional Structural Engineer's Field Review must be submitted prior to inspection</li> <li>• Approved District stamped "Site Copy" drawings must be on-site</li> </ul>	<p>45 minutes – Renovations &amp; Detached Garage</p> <p>1.5-2 hours – Single Unit Dwelling</p> <p>2-3 hours – Two Unit Dwelling (Duplex)</p>
<b>Tub and Shower Tests</b>	<ul style="list-style-type: none"> <li>• Prior to covering with drywall</li> </ul>	<ul style="list-style-type: none"> <li>• Prefill all tubs and showers prior to inspection</li> <li>• Required for all tub overflow and trap assemblies (including shower trap). If a shower pan is being built on site (e.g. Schluter), a test must be completed of drain and pan to ensure assembly is watertight.</li> </ul>	30 minutes
<b>Insulation / Vapour Barrier</b>	<ul style="list-style-type: none"> <li>• Prior to application of any interior finishes</li> <li>• After placement of the insulation and vapour barrier</li> <li>• After roof and building are protected from elements</li> <li>• After all framing deficiencies are completed</li> </ul>	<ul style="list-style-type: none"> <li>• Engineer must sign off on any spray foam application with a Field Report and <i>Schedule A – Letter of Assurance</i> submitted prior to inspection</li> <li>• Test reports from the installer for spray foam</li> </ul>	45 minutes
<b>Radiant Floor Heating Assemblies</b>	<ul style="list-style-type: none"> <li>• Prior to skim coat poured on floor</li> <li>• After all pipes have been installed in slab-on-ground and heating layout submitted for review</li> </ul>	<ul style="list-style-type: none"> <li>• Design specifications and heat loss calculations must be submitted prior to inspection</li> <li>• Engineer's stamped hydraulic design submitted</li> </ul>	30 minutes
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• With Commercial or Industrial Permits once Servicing Agreements and District Engineering is satisfied.</li> <li>• After all Land Development permit conditions are met with the Planning Department</li> <li>• After the building is complete and ready for occupancy</li> <li>• Confirmation that the onsite drainage system has been accepted by the Engineer who designed it. (This is in only certain subdivisions)</li> <li>• Building must meet BCBC minimum requirements</li> <li>• Property Access Permits to be completed and signed off by DOS Engineering Department prior to Pre-Occupancy Meeting</li> </ul>	<p><b>All of the following documents must be submitted prior to Occupancy Inspection:</b></p> <ul style="list-style-type: none"> <li>• BCBC Schedules CA/CB from all Registered Professionals on the project that previously submitted a BCBC Schedule A or BCBC Schedule B</li> <li>• Engineer must sign off on specifically designed drainage systems</li> <li>• Field Reviews from all consultants</li> <li>• Building Fire Safety Plan (Commercial only)</li> <li>• Electrical Permit and Electrical Final from BC Safety Authority</li> <li>• Gas Permit and Gas Final from the BC Safety Authority</li> <li>• Mechanical Ventilation Checklist</li> <li>• Covenants registered (new state of title required to confirm)</li> <li>• Environment is safe and sanitary</li> <li>• List of sub-trades to confirm valid Business Licence</li> <li>• Final survey showing lot grading, setbacks, building height, FCL, and Etc.</li> <li>• Plumbers Statutory Declaration</li> </ul>	1 hour
<b>Final</b>	<ul style="list-style-type: none"> <li>• After, or at the same time of Occupancy Inspection, if all requirements are completed</li> </ul>	<ul style="list-style-type: none"> <li>• Building deficiencies if any completed</li> <li>• Ensure no damage to lot frontage or DOS property</li> </ul>	30 minutes