



## Inspection Reminders of Code Requirements and Some Middlesex Centre Practices

### Winter Challenges

- 1) Where propane/gas heaters are in place in basements (ie: salamanders), inspections will not be conducted unless gas monitoring system is in place

### Footings and Foundations

- 1) We do not walk planks or go up-then-down ladders at foundations not backfilled, per Middlesex Centre's safety policy.
- 2) Water, loose and saturated material in excavation is to be removed prior to pouring concrete. 'Pushing' water with concrete will not be permitted

### Plumbing

- 1) Backwater valves are Mainline's 'adapt-a-valve' or 'straight fit' per requirement to extend assembly to floor surface.
- 2) Where installed in a basement, pipe penetrations through concrete floor are to be repaired and sealed to prevent soil gas (ie: concrete, flexible sealant), for rough-ins or installed tubs/showers
- 3) Garbage Grinders not permitted in plumbing/kitchen sink per Middlesex Centre's Wastewater By-law.

### Framing

- 1) Windows and roof sheathing to be installed please. Otherwise it may delay inspection in rain or extreme cold
- 2) Where windows are delayed, opening to be sealed with OSB or Plywood and poly/building wrap on exterior with joints taped.
- 3) Guards and stairs to be safe, no ladders to second story. See Middlesex Centre's safety policy. Site to be neat
- 4) Where 'leak-by' installed below window openings prior to framing inspection, we may ask it to be removed in order to view foundation wall for cracks. Also, All joints between concrete and trim, trim and drainage layer, and all penetrations by fasteners are to be sealed with flexible sealant as this system creates a penetration in the air barrier for soil gas.
- 5) Stacks of steel shims greater than one inch to be welded to each other and beam.
- 6) More than two top plates on a 2x4 wall or three top plates on a 2x6 wall will require engineering (based on height of top plate exceeding width of wall)
- 7) Will not pass interior framing unless roof sheathed and windows in or boarded.
- 8) Sheathing tape (red/blue/white) to be used as per it's CCMC approval and manufacturer's instructions.
- 9) Fire separations in towns/semis requires screws to be taped or covered with drywall compound, and boards fire caulked at roof-sheathing and top-plate interfaces.

## **HVAC**

- 1) In finished basements, return outlets are to be brought to floor level if high wall or ceiling supply diffusers are installed.
- 2) HRV required in all buildings
- 3) Rooms without air return to have doors undercut  $\frac{3}{4}$ " for air movement.

## **Insulation**

- 1) Framing must be passed for all interior deficiencies before insulation will be passed
- 2) Cracks in basement floors require sealing to prevent soil gas migration
- 3) Window labels to be in place
- 4) Comply with EEDS or provide updated EEDS to match house construction.
- 5) Building must air out for 24 hours prior to inspection following spray insulation.
- 6) Poly tape to be only poly to poly, not poly to wood unless CCMC approval provided.

## **Occupancy**

- 1) Door bell viewer is not equivalent to peep hole or side lights
- 2) Battery/internet based smoke/CO (ie: nest) do not replace hardwired devices
- 3) Smoke detection requires white strobe light
- 4) Maximum ledge size adjacent to top of stairs to be 10 cm (4") maximum.
- 5) Hot water, balanced hrv, final gas inspections completed
- 6) Sump pump lids and all openings in floor sealed
- 7) Air return in basement
- 8) Unused electrical boxes to be covered
- 9) Temporary guards and stairs must meet code for construction, connection, rise, run, climbability, stability, force resistance etc.. Permit remains open until permanent guards and stairs completed.
- 10) Guards to be in compliance with SB7 or engineering to be provided
- 11) All glass in guard pieces to be etched as required by it's CAN standard
- 12) Exterior siding/soffit/fascia/brick to be complete at entrance
- 13) Attic hatch open and ladder available to view insulation certificate
- 14) Attic hatch to be weather stripped and R20 on hatch board
- 15) Rough grading away from house at all sides of foundation
- 16) Plumbing final inspection requires rim test. All efforts must be taken for test to pass. Isolate areas, remove toilets, smoke test etc.