



Inspection Reminders of Code Requirements and Some Middlesex Centre Practices

Winter Challenges

- 1) Where propane/gas heaters are in place in basements (i.e., salamanders), inspections will not be conducted unless a 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 floors are to be repaired and sealed to prevent soil gas (i.e., concrete, flexible sealant), for rough-ins or installed tubs/showers.
- 3) Garbage Grinders are not permitted in plumbing/kitchen sink per Middlesex Centre's Wastewater By-law.
- 4) Radon Gas Mitigation piping to be inspected at basework rough-in, soil gas barrier to be inspected prior to pouring the basement floor.

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 the second story. See Middlesex Centre's safety policy. Site to be neat.
- 4) 'Leak-by' may not be installed as it 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 its CCMC approval and manufacturer's instructions.
- 9) Fire separations in towns/semis require 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 is 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) Doorbell viewer is not equivalent to peep hole or side lights.
- 2) Battery/internet-based smoke/CO (i.e., nest) do not replace hardwired devices.
- 3) Smoke detection requires white strobe light.
- 4) Installation of all range hood exhaust fans.
- 5) All ledges adjacent to stair openings must be protected by a guard if the ledge is 150 mm (6") or greater in width.
- 6) Maximum ledge size adjacent to top of stairs to be 10 cm (4") maximum.
- 7) Hot water, balanced HRV, final gas inspections completed.
- 8) Sump pump lids and all openings in the floor sealed.
- 9) Air return in basement.
- 10) Unused electrical boxes to be covered.
- 11) 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 are completed.
- 12) Guards to be in compliance with SB7 or engineering to be provided.
- 13) All glass in guard pieces to be etched as required by its CAN standard.
- 14) Exterior siding/soffit/fascia/brick to be complete at entrance.
- 15) Attic hatch open and ladder available to view insulation certificate.
- 16) Attic hatch to be weather stripped and R20 on hatch board.
- 17) Rough grading away from the house at all sides of foundation.
- 18) Plumbing final inspection requires rim test. All efforts must be taken for the test to pass. Isolate areas, remove toilets, smoke test, etc.