

Plumbing Underground

All underground drains, vents and water piping is completed with all required tests applied and prior to covering.

Rough In

All drains, vents and water piping is completed with all required tests applied and prior to covering.

Shower/Bath

All shower bases, bathtubs and required drip edges installed to manufacturers' installation requirements with all required tests applied.

Water Service

The portion of the water service piping under and inside the building up to the main water shutoff is installed and required tests applied (see Underground).

Final Plumbing

When all above plumbing and drainage inspections are approved and all plumbing fixtures are installed and operating in final condition.

Gas (Natural & Propane)

Gas Vent

When all gas vents are installed with all firestopping and framing complete and prior to covering.

Gas Piping

When all gas piping is installed with required identification and required tests applied.

Visual Air

A visual air test is required for all gas piping installed in townhouses, apartments, two-family dwellings, commercial/industrial projects, any concealed piping, underground piping and homeowner statutory declared permits.

Air Test Certificate

In lieu of a visual air test, an Air Test Certificate may be submitted for a single family dwelling.

This certificate must be signed by a licenced/bonded gas contractor and submitted to the Building Approvals Department prior to final inspection.

Note: Does not include outside underground installations.

Final Gas

When all above inspections are completed and approved and all appliances are installed and operating.

High Pressure Gas

Except for a single family dwelling, if the total BTU (kw) is more than 409,000 BTU (120 kw) on a single meter or if the pressure is greater than 2 p.s.i.g., the gas permit must be applied for to the BC Safety Authority.

Site Service

Sanitary Sewer

When piping is installed in required gravel bedding and prior to covering.

Infiltration Test

When a water test, minimum 1.5 m above highest portion, is completed and prior to covering.

Storm Sewer

When all underground roof drains, site drain and required perimeter drains are installed, drain rock is installed and prior to covering.

Water/Firemain

When water service is installed, required test is applied and prior to covering.

Final Site

When all above are completed and approved, back filling complete and water meter installed.

For Provincial Gas Permits & Inspection

Apply to

BC Safety Authority 1-866-566-7233
505 Sixth Street #200
New Westminster, BC V3L 0E1

Electrical

All enquiries regarding electrical code requirements, permits and inspections should be directed to the:

BC Safety Authority 1-866-566-7233
505 Sixth Street #200
New Westminster, BC V3L 0E1

Oil Burner & Propane Installations

All enquiries regarding installation, permits and inspections should be directed to the:

Fire Prevention Division 604-278-5131
No. 1 Firehall
6960 Gilbert Road
Richmond, BC V7C 3V4

Electric Supply

BC Hydro 1-800-224-9376

Gas Supply

Terasen 1-888-224-2710

To trace an existing gas line contact:

BC One (*call before you dig*) 1-800-474-6886



Inspections Required:

**Building, Plumbing, Gas
& Site Services**



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone: 604-276-4000
www.richmond.ca
BA-B-6 / October 27, 2020

City of Richmond
Planning and Development Division
www.richmond.ca

Why are inspections necessary?

To assist the builder or homeowner in constructing a building that meets regulatory safety and fire protection standards.

How can inspections be requested?

Inspection Portal: <https://inspections.richmond.ca>

The Inspection Portal allows users to:

- Schedule inspections.
- Cancel or reschedule inspections.
- Obtain inspection results.
- View Plan Review status.

All requests received prior to 8:00 p.m. on a business day will be placed on the inspection schedule for the next business day.

The eight (8) digit permit number is required to access the portal. This number can be found on the issued permit or by contacting Building Approvals.

Every effort will be made to do inspections for the day scheduled. Because of differences in the time spent at each site, it is not possible to guarantee requests for morning or afternoon inspections. In periods of high volumes of inspection requests, additional delays may be encountered.

How will the Inspector find the site?

An address card with the permit number will be provided when your building permit is issued.

Post this identification card on site so that it is visible from the road.

How will you be notified of inspection results?

An inspection card indicating approval or rejection will be left on site for all inspections. Inspection results can also be obtained from the IVR telephone at 604-276-4111.

Reinspections should not be requested until the previous deficiencies noted by the Inspector have been corrected.

A reinspection fee will be charged if more than two inspections are necessary for a particular inspection due to non-compliance with bylaws or codes, unsatisfactory workmanship, inspections not ready, or locked buildings.

Work must not proceed until each subsequent phase has been approved by the Inspector.

Inspections Required Building Form Inspection

On completion of formwork and before placing concrete for the foundation.

Radiant Heating

Submit design calculations plan and certification before requesting the elevation inspection.

Radiant heating data sheets are available from the Permits counter:

- hydronic heating system layout form
- heat loss calculations form

Elevation & Vapour Barrier Inspection

On completion of polyethylene vapour barrier and perimeter insulation of inside concrete foundation walls, and before placing concrete floor slab or crawl space concrete ground seal.

Underground plumbing must be inspected and approved before placing concrete.

A copy of the ***Elevation and Certificate of Non-Encroachment***, prepared by a BC Registered Land Surveyor, must be submitted to and approved by the Building Approvals Department prior to this inspection for all new residential and major buildings. The Building Inspector may also request this certificate for other structures.

Crawlspace

If less than 24", the crawlspace must be inspected before the sub-floor application.

Sheathing Inspection

A sheathing inspection may be requested prior to frame inspection if covering of the exterior sheathing is desired.

Frame Inspection

Rough plumbing, gas B-vent and electrical wiring must be inspected and approved before requesting this inspection.

All framework and sheathing to be complete and approved before the application of insulation or exterior cladding.

Insulation & Vapour Barrier Inspection

When thermal insulation and vapour barrier are complete and before the application of wallboard or panelling.

Retaining Wall

When the retaining wall is completed, continuous membrane has been installed, and ready for backfill. (Note: concrete retaining walls also require a form inspection. Drainage pipe to be looked at by the Plumbing Inspector.)

Final Building Inspection

Final inspection must first be approved on plumbing, gas, electrical, oil and propane installations before requesting the Final Building Inspection.

Documentation required for final inspection approval may include:

- form letter certifying that the heating system complies with Section 9.34 - B.C.B.C.
- completed trades list form
- Schedule 'C' Letters of Assurance, from professionals involved and Insurance Confirmation, Schedule 'E'
- insulation data sheet to be posted on site

All construction to be complete and approved before occupying any portion of building.