



Municipality of
Dutton Dunwich

Mandatory Inspections Guide

After issuance of a building permit, the building inspector is required to review your project at several stages of construction. These stages will be listed on your Permit. When conducting the mandatory inspections, the building inspector must be able to see that part of the work for the inspection. Any building elements covered before the mandatory inspection has been completed must be uncovered for the inspection and passed before completion of the project.

Inspection Stages

Excavation/Footing

Excavation of site and prior to pouring concrete. All formwork to be complete including placement of any rebar.

Foundation/Slab Reinforcement

Inspection of rebar prior to pouring concrete for the following:

- Re-bar placement for ICF
- Required reinforcement for foundation walls
- Re-bar in suspended cold room slabs

Foundation/Backfill

Prior to backfilling. Foundation to be completed; dampproofing/waterproofing complete; drainage layer complete and weeping tile with proper stone coverage complete. Window well drainage complete to footing level.

Service Inspection

Water service pipe complete to proper depth and connection at curb box
Sanitary sewer pipe complete and under test with 5 lbs psi air or filled with water.
Storm Sewer pipe complete with connection to municipal storm sewer. (if applicable)

Underground Plumbing

Prior to pouring concrete. Plumbing pipes rough-in, capped and under test with either 5lbs psi air pressure or filled with water with a minimum of 10' of head pressure.

Masonry/Factory Built Wood Burning Fireplace

Prior to covering. Fireplace, fire stops and chimney flue installed. Manufacturers specifications shall be on site. Note: WETT certification shall be provided for all wood burning appliances.

Rough Plumbing(above ground plumbing)

All drains, wastes and vents complete and under test to either 5 lbs psi air pressure or filled with water. Waterlines shall be under test with air to a minimum of 102 psi air pressure for 2 hours.

Framing

Framing to be complete. Inspection required after installation of roof/shingles, windows installed. Note: Any services that cut, notch or drill through framing members will be re-inspected at their respective inspections for deficiencies.

Air Barrier

The air barrier system shall be continuous and completely sealed throughout the entirety of the building envelope. This inspection may be conducted at the framing inspection and insulation inspection.

HVAC

Rough-in of HVAC will be conducted during the framing inspection. The remainder of the ductwork installation shall be conducted prior to all ductwork being covered up.

Fire Separations

Completion of all required fire stopping of penetrations and fire separations/party walls complete.

Insulation and Vapour Barrier

Prior to installation of finishes and drywall.

On-Site Sewage

Inspection of stages of construction for an on-site sewage system.

Excavation of bed prior to placing distribution piping

Substantial completion of distribution piping and septic tank

Final inspection after grading and placement of topsoil and seed.

Occupancy

All required items for occupancy complete. Occupancy will not be permitted until and Occupancy Permit is issued.

Final – Completion of Construction

All exterior grading complete and certification received. All incomplete items not required for Occupancy to be complete.

To schedule an inspection please call 519-762-2204 or email at building@duttondunwich.on.ca