

TO SCHEDULE AN INSPECTION

- A building inspection does not happen automatically. It is the building permit applicants responsibility to arrange for a building inspection.
- Building inspectors are available from Monday thru Friday (8:30am - 10:00am) to arrange building inspections.
- You may call anytime (24 hours/ day) to leave a message. An inspector will return your call to arrange a suitable inspection time. **Appointment times must be confirmed with the relevant Inspector.**

	BUILDING	PLUMBING
North Ward	625-2570	625-2280
South Ward	625-3124	625-2868

- Inspections are conducted within 2 working days following the day of the receipt of notice for a building or plumbing inspection. Plan your inspections well in advance to allow your project to proceed as smoothly as possible.
- Additional inspections may be required as determined by the Building or Plumbing Inspector.

For Locations of Underground Services CALL BEFORE YOU DIG!

ONTARIO ONE CALL

1-800-400-2255

OR

www.on1call.com

For municipal water/sewer connections
call the City Engineering Division @
625-2287.

PERMIT GUIDES AND INFORMATION PAMPHLETS

Additional information pamphlets are available for:

- Large/Complex Buildings Construction & Additions
- Large/Complex Buildings Renovations & Alterations
- Large/Complex Buildings – Drawing Standards
- Single Family Detached Residential Dwellings
- Residential Basement Development
- Residential Accessory Buildings
- Residential Solid Fuel Burning Appliances
- Residential Decks
- Demolition Permits
- Plumbing Permits

BEFORE YOU COVER CALL FOR INSPECTIONS



BUILDING SERVICES DIVISION

Second Floor, Victoriaville Civic Centre 111
Syndicate Avenue South
P.O. Box 800
Thunder Bay, Ontario P7C 5K4

Telephone: (807) 625-2574
Fax: (807) 623-9344

Office Hours:
Monday - Friday
8:30 a.m. - 4:30 p.m.

A Guide To:

RESIDENTIAL BUILDING/ PLUMBING INSPECTIONS

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Development & Emergency Services Department and reference the Ontario Building Code and City of Thunder Bay Zoning By-laws, for assistance and information.

A Building Permit Is Required Prior to Construction and Inspection

Building Permit Information



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GENERAL REQUIREMENTS

- All building construction within the City of Thunder Bay must be inspected by a City of Thunder Bay Building and/or Plumbing Inspector (as appropriate).
- The owner or owner's representative (i.e. contractor) must call for building and/or plumbing inspections at the specified stages of construction.
- The owner should confirm with his/her representative (i.e. contractor) that the building and/or plumbing inspections are being performed as required.
- The owner or owner's representative is responsible for correcting any deficiencies noted by the inspector.
- The Building and/or Plumbing Inspector may require additional inspections (as necessary), and may require that the owner or owner's representative call for a follow-up inspection to verify the work has been done to the applicable standards or to correct possible deficiencies.
- Other regulatory agencies may require inspection of construction associated with your building proposal including,
 - water wells and septic systems,
 - proximity to provincial highways,
 - proximity to water courses,
 - proximity to hydro lines, and
 - driveway/culvert construction.

See our "Guide to Single Family Detached Residential Dwellings" for requirements and contact information.

MANDATORY BUILDING INSPECTIONS

New Construction or Additions to One or Two Unit Dwellings:

- Base conditions prior to placing footing
- Foundation prior to backfill,
- Structural framing/framing,
- Insulation, Air/vapour barriers
- Rough-in of heating & ventilation systems
- Fire Separations and closures,
- Prior to occupancy,
- Final.

Alterations to Dwellings:

- Structural framing/framing,
- Insulation, Air/vapour barriers
- Rough-in of heating & ventilation systems,
- Final.

Minor Alterations (i.e. non-structural):

- Framing
- Insulation, Air/vapour barriers
- Rough-in of heating & ventilation systems,
- Final.

Attached Garages:

- Base conditions prior to placing footing
- Foundation prior to backfill,
- Structural framing/framing,
- Final.

Detached Garages/Accessory Buildings:

- Structural framing/Final.

Decks:

- Foundation (e.g. piers) prior to backfill
- Final.

Solid Fuel Burning Appliances:

- Appliance & Chimney rough-in,
- Final.

MANDATORY PLUMBING INSPECTIONS

The following inspections are required when doing plumbing construction:

- Building sewer (including house to septic tank), storm sewer and water service from property line to building (including subdivision extensions) must be inspected prior to backfilling.
- Groundwork plumbing must be inspected prior to backfilling and pouring of concrete floor.
- All drains, wastes and vents above the concrete floor must be water tested to roof line and inspected prior to covering walls & ceiling.
- Installation of plumbing fixtures must be inspected prior to being used and prior to occupancy of the building.

ELECTRICAL INSPECTIONS

- Electrical work associated with new construction, additions, renovations and alterations will require appropriate electrical inspections from the Electrical Safety Authority (ESA).
- Application forms can be obtained from their web site @ www.esainspection.net.
- For information phone: **1-877-372-7233**