

Town of Gravenhurst Building Department

The Ontario Building Code sets out the mandatory inspections for each stage of construction as follows:

Required Inspections

1.3.5.1. Prescribed Notices

(1) This Article sets out the notices that are required under section 10.2 of the Act.

(2) The person to whom a permit under section 8 of the Act is issued shall notify the chief building official or, where a registered code agency is appointed under the Act in respect of the construction to which the notice relates, the registered code agency of,

(a) readiness to *construct* footings,

(b) substantial completion of footings and *foundations* prior to commencement of backfilling,

(c) substantial completion of structural framing and ductwork and piping for heating and *air-conditioning* systems, if the *building* is within the scope of Part 9 of Division B,

(d) substantial completion of structural framing and roughing-in of heating, ventilation, *air-conditioning* and air-contaminant extraction equipment, if the *building* is not a *building* to which Clause (c) applies,

(e) substantial completion of insulation, *vapour barriers* and *air barriers*,

(f) substantial completion of all required *fire separations* and *closures* and all fire protection systems including standpipe, sprinkler, fire alarm and emergency lighting systems,

(g) substantial completion of fire access routes,

(h) readiness for inspection and testing of,

(i) *building sewers* and *building drains*,

(ii) *water service pipes*,

(iii) *fire service mains*,

(iv) *drainage systems* and *venting systems*,

(v) the *water distribution system*, and

(vi) *plumbing fixtures* and *plumbing appliances*,

((vi) *plumbing fixtures* and *plumbing appliances*,

(i) readiness for inspection of suction and gravity outlets, covers and suction piping serving outlets of an *outdoor pool* described in Clause 1.3.1.1.(1)(j) of Division A, a *public pool* or a *public spa*,

(j) substantial completion of the circulation / *recirculation system* of an *outdoor pool* described in Clause 1.3.1.1.(1)(j) of Division A, a *public pool* or *public spa* and substantial completion of the pool before it is first filled with water,

- (k) readiness to *construct* the *sewage system*,
- (l) substantial completion of the installation of the *sewage system* before the commencement of backfilling,
- (m) substantial completion of installation of *plumbing* not located in a structure, before the commencement of backfilling, and
- (n) completion of *construction* and installation of components required to permit the issue of an occupancy permit under Sentence 1.3.3.1.(2) or to permit occupancy under Sentence 1.3.3.2.(1), if the *building* or part of the *building* to be occupied is not fully completed.

1.3.5.2. Additional Notices

(1) A *principal authority* may pass a by-law or resolution or make a regulation under clause 7

(1) (e) of the Act, as part of its responsibility for the enforcement of the Act, in order to establish time periods within which notice of one or more of the following stages of *construction* must be given:

(a) commencement of *construction* of the *building*,

(b) substantial completion of structural framing for each *storey*, if the *building* is a type

of *building* that is within the scope of Parts of Division B other than Part 9 of Division B,

(c) commencement of *construction* of,

(i) masonry fireplaces and masonry *chimneys*,

(ii) factory-built fireplaces and allied *chimneys*, or

(iii) *stoves, ranges, space heaters* and add-on *furnaces* using solid fuels and allied *chimneys*,

(d) substantial completion of interior finishes,

(e) substantial completion of heating, ventilating, *air-conditioning* and air-contaminant extraction equipment,

(f) substantial completion of exterior cladding,

(g) substantial completion of site grading,

(h) substantial completion of the pool deck and dressing rooms for a *public pool* or

public spa and readiness for inspection of the emergency stop system for a *public pool* or *public spa*, and

(i) completion and availability of drawings of the *building* as constructed.

When Notice is given the Town of Gravenhurst is required to inspect within the prescribed timeframes as set out below.

1.3.5.3. Prescribed Inspections

(1) Except as provided in Sentence (2), an *inspector* or *registered code agency*, as the case may be, shall, not later than two days after receipt of a notice given under Sentence 1.3.5.1.(2), undertake a site inspection of the *building* to which the notice relates.

(2) Where a notice given under Sentence 1.3.5.1.(2) relates to matters described in Clause 1.3.5.1.(2)(k) or (l) , an *inspector* or *registered code agency*, as the case may be, shall, not later than five days after receipt of the notice, undertake a site inspection of the *sewage system* to which the notice relates.

(3) When undertaking an inspection required under Sentence (1) or (2), the *inspector* or *registered code agency*, as the case may be, may consider reports concerning whether the *building* or a part of the *building* complies with the Act or this Code.

(4) The time periods referred to in Sentences (1) and (2) shall begin on the day following the day on which the notice is given.

(5) The time periods referred to in Sentences (1) and (2) shall not include Saturdays, holidays and all other days when the offices of the *principal authority* are not open for the transaction of business with the public.