



## Exterior Final Inspections

This inspection guide answers common questions and provides a checklist of deficiencies.

### Why is the exterior of the dwelling inspected?

The exterior of the dwelling is inspected to confirm that the cladding will resist penetration by snow, rain, and wind. That the guards, handrails, stairs present the level of safety suitable for occupancy.

### When must an inspection be requested?

The exterior final inspection often coincides with the interior final (occupancy) inspection. You may request these inspections simultaneously, when the construction is completed.

According to the building code, it is the builders' responsibility to notify the building standards department when any incomplete work noted on the Certificate of Occupancy has been completed.

Prior to the use of any deck, stair, guard, balcony or any other work that was incomplete when the Certificate of Occupancy was issued, you must first request an inspection!

While 48 hours' notice is required prior to the date of inspection, we strive to provide the best service possible and a next day service can usually be achieved to facilitate your construction schedule.

### What is involved during an inspection?

A certified building inspector reviews the building for compliance with the occupancy provisions of the Ontario Building Code. The following is a list of the 7 major areas that are inspected.

- Drainage
- Stairs
- Handrails
- Guards
- Cladding
- Flashing and caulking
- Roofing and venting

The construction progress, including Building Code deficiencies, are documented on a Field Inspection Report issued by the building inspector immediately after the site inspection.

### What can I do before the inspection?

Your involvement in the inspection process is critical. A review of the construction prior to the inspector's arrival can help to ensure a smooth flow in the construction of your project. To help you achieve this, we have assembled a checklist of the most common Building Code deficiencies found while performing inspections. Please refer to the reverse side of this Information Sheet to complete the checklist.

### How do I request an inspection?

You may call for an inspection during regular business hours at 519-776-6476. Please provide the following 5 pieces of information:

1. Building Permit number
2. Type of Inspection (see your Building Permit Card)
3. Date inspection requested
4. A.M. or P.M. Inspection (where scheduling allows)
5. Contact name and phone number

### Looking ahead

Upon completion of the construction work, authorized by your building permit, a Certificate of Completion is available upon request.

## Exterior Final Inspections

This form identifies the most common Ontario Building Code deficiencies found while performing exterior final inspections. Use this form as a guide during construction, and reduce your costs associated with the repair of Building Code deficiencies. Not all Building Code requirements could be included in this form.

Prior to calling for an inspection, verify that the relevant items have been completed satisfactorily. While some items may not apply to your project, please consider each one carefully. Indicate "yes" as completed or "N.A" as not applicable.

The following table asks 2 General Questions:

<b>General Questions</b>	<b>Indicate Yes or NA</b>
1. Check for new or not previously inspected canopies, decks, balconies, carport structures or rear porches.	
2. Overall wood deck dimensions conform to the building permit drawings	

The following table asks 2 Drainage Questions:

<b>Drainage Questions</b>	<b>Indicate Yes or NA</b>
1. Exterior foundation walls extend to a minimum of 150 mm (6 inches) above grade.	
2. Site graded so that water will not accumulate near the building or adversely affect adjacent properties. Minimum of rough grading provided.	

The following table asks 4 Stairs Questions:

<b>Stairs Questions</b>	<b>Indicate Yes or NA</b>
1. Treads and risers have a uniform rise and run in any one flight.	
2. A 900 mm (3 foot-0 inches) landing at the front or main entrance has been provided.	
3. Wood steps not contact with the ground.	
4. Concrete stairs with more than 2 risers and 2 treads are supported on a foundation.	

The following table asks 2 Handrails Questions:

<b>Handrails Questions</b>	<b>Indicate Yes or NA</b>
1. For single dwelling units, at least one handrail has been provide on exterior stairs with more than 3 risers and interior flights with more than 2 risers.	
2. Handrails are attached to a wall at max intervals of 1.3 meters (4 foot-0 inches).	

The following table asks 7 Guards Questions:

<b>Guards Questions</b>	<b>Indicate Yes or NA</b>
1. A guard is provided where the difference in elevation between the adjacent levels exceeds 600 mm (2 foot-0 inches).	
2. Guards provided on stairs with more than 6 risers and the difference in elevation between the adjacent ground level and the stairs exceeds 600 mm (2 foot-0 inches).	

3. The height of the guard provided is 900 mm (3 foot-0 inches) where the difference in elevation between adjacent levels is not more than 1.8 meters (5 foot-11 inches).	
4. The height of the guard provided is 1070 mm (3 foot-6 inches) where the difference in elevation between the adjacent levels is more than 1.8 m (5 foot-11 inches).	
5. The height of the guard provided is 900 mm (3 foot-0 inches) minimum for stairs and 1070 mm(3 foot-6 inches) in height at landings.	
6. Openings in a guard prevent the passage of a spherical object having a diameter of 100 mm (4 inch).	
7. No member, attachment or opening (horizontal, diagonal or decorative grill work) located between 100 mm (4 inches) and 900 mm (3 foot-0 inches) above the balcony floor, porch or deck will facilitate climbing.	

The following table asks 2 Cladding Questions:

<b>Cladding Questions</b>	<b>Indicate Yes or NA</b>
1. Cladding is non-combustible where the distance to the property line is less than 600 mm (2 foot-0 inches).	
2. No visible installation or material deficiencies, i.e. excessive settlement cracks in foundation and cladding.	

The following table asks 1 Flashing and caulking Question:

<b>Flashing and Caulking Questions</b>	<b>Indicate Yes or NA</b>
1. Counter flashing installed over the lower flashing and set into the mortar joint or masonry where shingle roofs and masonry walls or chimneys intersect.	

The following table asks 1 Roofing and Venting Questions:

<b>Roofing and Venting Questions</b>	<b>Indicate Yes or NA</b>
1. Eave protection installed to prevent ice damming on roof slopes less than 1 in 1.5(8 in 12).	

### **Contact:**

For more information, please contact the Building Department:

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 Essex, Ontario  
 N8M 2X6  
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