



Insulation Inspections

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

Why is the insulation inspected?

The insulation is inspected to confirm that in general, sufficient insulation is installed to prevent condensation within the building envelope and more particularly that the energy conservation standards are complied with. To prevent the diffusion of water vapour through insulated assemblies.

When must an inspection be requested?

The insulation inspection is requested prior to covering with interior finishes. Framing and heating deficiencies may be inspected during the insulation 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 insulation, air and vapour barrier for compliance with the building permit drawings and the Ontario Building Code. The following is a list of the 5 major areas that are inspected.

- Location of insulation
- Minimum thermal resistance
- Installation of insulation
- Air barrier systems
- Vapour barriers

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 time (where scheduling allows)
5. Contact name and phone number

Looking ahead

The next inspection will be fireplace completion.

Insulation Inspections

This form identifies the most common Ontario Building Code deficiencies found while performing insulation 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 9 Location of Insulation Questions:

Location of Insulation Questions	Indicate Yes or NA
1. Cold room walls are insulated to the floor with 3.25 RSI (R 19) material.	
2. The joist spaces between the first and the second floor joists are insulated with 3.25 RSI (R 19) materials.	
3. Type 1 expanded polystyrene is not in contact with the ground or used above a roof membrane. Expanded polystyrene that can be used in contact with the ground must be stamped for this use.	
4. Support insulation on the sides of dropped ceilings over attached garages.	
5. All stud spaces above bathtub enclosures with dropped ceilings are sealed to prevent spillage of blown insulation.	
6. Insulation around skylights fully supported.	
7. Recessed light fixtures (pot lights) are approved for use in insulated ceilings.	
8. Openings between rafters at eaves (except at baffles) are sealed to prevent spillage of blown insulation.	
9. All chases into roof space are sealed.	

The following table asks 5 Minimum Thermal Resistance Questions:

Minimum Thermal Resistance	Indicate Yes or NA
1. Correct thickness for the type of insulation	
2. Insulation not placed against chimneys or vents of heating appliances.	
3. Minimum of 300 mm (1 foot-0 inches) high curb around attic access hatch.	
4. Return air chases through garages are strapped-out and insulated with a minimum of RSI (R 12) insulation.	
5. Sprayed-in-place polyurethane has a BMEC or CCMC authorization for use.	

The following table asks 4 Installation of Insulation Questions:

Installation of Insulation Questions	Indicate Yes or NA
1. Batt type insulation is not compressed but	
2. Baffles are installed to permit 50 percent of roof space ventilation.	

3. 25 mm (1 inch) space above insulation for low slope roof to top of roof joist, with cross purlins.	
4. Batt type foundation insulation is protected by a moisture barrier, from floor slab to finished grade.	

The following table asks 4 Air Barrier Systems Questions:

Air Barrier Systems Questions	Indicate Yes or NA
1. All joints in a 'panel type' air barrier are sealed, wood is caulked (acoustical type) and foamed plastic is taped (red tape) where cut to fit.	
2. All joints in a 'flexible type' of air barrier are sealed (caulked) or lapped 100 mm (4 inch) and clamped between framing members.	
3. Air barrier is sealed (caulked) when	
4. Openings or tears in the 'header wrap' method of providing an air barrier are repaired and taped to ensure integrity.	

The following table asks 2 Vapour Barriers Questions:

Vapour Barriers Questions	Indicate Yes or NA
1. The vapour barrier is installed on the warm side of insulation, covering the entire surface, behind bulkheads, furring, behind not insulated ducts, floors over unheated spaces and on the cold side of plumbing	
2. 0.15 (6 mil) polyethylene vapour barrier covers all insulated surfaces.	

Contact:

For more information, please contact the Building Department:

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