

# Occupancy Inspection Checklist

*This list is intended to offer a general overview of the types of elements our inspectors may focus on during an inspection. It should be noted that this list is not exhaustive and should not be considered a definitive guide. Each inspection is unique, and the specific circumstances of each case may result in variations regarding what is inspected or prioritized. Always consult with your assigned inspector for any questions that may arise from your project.*

## **General**

- Check for items not inspected at the framing and insulation stage.
- A revision for the heating system will be required for finished basements.

## **Stairs**

- Shall adhere to Section 9.8 of the OBC.
- Comfortable rise, tread, and width in any one flight. (Check rise at floors with ceramic, porcelain type tile).
- A minimum of 1.9 m headroom.
- The landing is as wide and long as the width of stairs in which they occur.
- One set of winders between floor levels with a maximum angle of 90° per winder and 30° per individual tread.

## **Handrails**

- Handrail height between 865 mm and 1070 mm above tangent through nosings.
- Sound structural attachment of handrail to the wall.
- Handrail is provided on interior stairs with 3 or more risers and exterior stairs with more than 3 risers.

## **Guards**

- Guard height for stairs not less than 900 mm.
- Guard height for landings within dwelling not less than 900 mm and 1070 mm for exterior guards.
- Height for exterior guards not less than 900 mm when floor surface is not more than 1800 mm above the finished ground and 1070 mm when more than 1800 mm above finished grade.

- Openings in a guard are to prevent the passage of a spherical object having a diameter of 100 mm.
- Guards are constructed to be strong enough to provide protection from falling under normal use.
- Temporary guards and handrails are not permitted.

### **Wall, Ceiling & Floor Finishes**

- Maximum flame spread rating is 150.
- Water-resistant type flooring in bathrooms, kitchens, and laundry areas.
- Certificate describing the ceiling insulation type and quantity is fixed to the attic access hatch and signed by the installer.

### **Doors**

- Entrance doors and doors between an attached garage and the dwelling incorporate resistance to forced entry requirements.

### **Windows**

- At least one window operable from the inside without the use of tools has been installed on each floor level containing a bedroom.
- Windows within 2 m of ground level are approved for resistance to forced entry.

### **Fire Protection**

- Interconnected smoke alarms installed on each floor and sleeping room.
- Complete gas proofing of walls between garage and dwelling. Tape and seal all gypsum board, caulk joint between foundation wall and gypsum board, and caulk around pipes, wires through wall, and seal mortar joints in masonry units. Door from the garage to the dwelling is equipped with weather-stripping and a self-closing device.
- Foamed plastics protected with thermal barrier.

### **Electrical & Plumbing Facilities**

- One sink, water closet, and bathtub/shower operational.
- Exterior lighting at stairs and every entrance.

### **Building Envelope**

- Cladding, roofing, window, doors, insulation, fire-resistance ratings, closures are complete.