



# City Of Estevan

## Residential Occupancy Requirements

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All residential dwellings in the City of Estevan require the owner and/or his/her agents obtain an occupancy certificate prior to obtaining a water meter for the residence. As part of the conditions of the occupancy, the owner is required to provide adequate notice to the Building Official to have the following inspections conducted on the project during its construction:

- Footing inspection:** Prior to pouring the concrete for the footings, the rebar, depth and size of the footings must be inspected.
- Foundation inspection:** Prior to pouring the concrete, the foundation must be inspected to ensure adequate reinforcement is in place.
- Backfill inspection:** Prior to backfilling the foundation walls, the weeping tile and drainage rock must be inspected.
- Framing inspection:** Prior to insulating, the framing of the walls, roof, floors, beams, headers and any other framing members/structures must be inspected.
- Insulation inspection:** Prior to applying the interior cladding the insulation and vapor barrier must be inspected.
- Final inspection:** Once the project is complete and ready for occupancy, the entire premises and its systems must be inspected.

If any of the inspections are not carried out, the City of Estevan can withhold the occupancy permit until the owner can verify positively that the construction and/or installation satisfies the requirements of the 2005 National Building Code of Canada. Such verification may require the removal of existing construction such as cladding and/or structural sheathing and any other such materials. The owner may, at his/her own expense, have a qualified building official or certified engineer conduct inspections and/or reports verifying that the construction meets the requirements of the 2005 National Building Code of Canada and submit the reports to the City of Estevan.

Further to the requirements provided above, the owner is responsible that all requirements listed in the Plans Examination Attachment are met during construction, and any other conditions of the Building Permit are completed. Once these requirements have been completed, the Building Official may issue permission for occupancy and authorize the installation of the water meter(s).

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