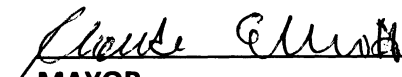


MANDATORY INSPECTIONS REGULATIONS

Amended and adopted by the Town Council of the Town of Gander on the 2nd day of **March, 2016** and to come into effect as of the 3rd day of **March, 2016**.

A copy of these Regulations was sent to the Minister of Municipal Affairs on the 29th day of **July, 2016**.


MAYOR

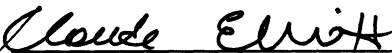

TOWN CLERK

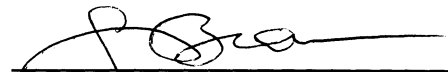
Town of Gander Mandatory Inspections Regulations

PUBLISHED BY AUTHORITY

Pursuant and by virtue of the powers conferred by Section 414 and any other enabling sections of the *Municipalities Act, 1999 SNL Chapter M-24* the Town Council of the Town of Gander hereby adopts the following Mandatory Inspections Regulations.

A copy of these Regulations was forwarded to the Minister of Municipal Affairs on the 29th day of July, 2016.


MAYOR


TOWN CLERK

MANDATORY INSPECTIONS REGULATIONS

1. **Title**
The regulations may be cited as the Town of Gander Mandatory Inspections Regulations.
2. **Definitions**
As per Schedule "A" of the Town of Gander's Development Regulations Definitions.
3. **Application**
 - a) Building Permits are required for all aspects of construction with the exception of painting, landscaping, asphaltting and concrete walks and minor cosmetic repairs not exceeding \$5,000.00;
 - b) Application for a Building Permit shall be made at the Town Office;
 - c) All construction is to be inspected by Town staff at the following stages of construction as per Town regulations;
 - d) Owners or Contractors are responsible to ensure that each inspection is requested at least 24 hours in advance. The Town of Gander will do it's best to ensure that inspections are carried out in a timely fashion;

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- e) If necessary, to verify compliance to the National Building Code and the National Fire Code of Canada (current version), the Town's Inspector will order the uncovering or exposing of some aspects of construction in order to validate its integrity;
- f) A fee of One Hundred Dollars (\$100.00) will be charged and deducted from the Grading/Inspection Deposit if the inspector is required to repeat a stage inspection due to recurring deficiencies, or premature request of inspection. (Please note that inspections will not be carried out on partial completion of required stages.)

4. Required Inspections

4.1 Water/Sewer Inspection

- a) The water and sewer connections at the lot line must be inspected by the Town's water and sewer department prior to backfilling;
- b) The onus is on the owner to arrange for inspection and failure to have this inspection done will result in the Town issuing an order to uncover the excavation and expose the pipes and connection;
- c) The owner will be responsible to repair any known discrepancies at his expense:
 - i. A minimum ¾" copper (type K) Polyethylene/aluminum/ Polyethylene (CSA B137.10 and ASTM F1281) or crosslinked polyethylene pipe CSA B137.5 service line is required and shall be connected to the Town's water system with compression fittings;
 - ii. Minimum 4" sewer service pipes are to be connected to the Town's sewer system. (Sanitary sewer pipe shall be SDR-35 and GREEN in colour & the storm sewer pipe shall be SDR-28 and WHITE in colour.)
- d) Where sewer lines are installed before the footings are in place, both sanitary & storm sewer lines must be capped;
- e) Where footings are in place at the time the lines are installed, the sanitary sewer line only, must be extended inside the footings.

4.2 Footing Inspection

- a) After footings have been cribbed, the Town must conduct an inspection to make sure that the size, and grade, etc. comply with the approved plans, plot plan and grading plan;

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- b) The Town of Gander will verify and approve the Top of Footing Elevation prior to placing concrete. If a second inspection is required for footing verification, a fee of \$100.00 will be deducted from the grading deposit for the second and subsequent inspections;
- c) The onus is on the owner to ensure the Town is notified before the footings are poured. The location of footings will not be checked by the Town of Gander. Footings are to be established by a Newfoundland Land Surveyor and a copy of the House Placement Verification (see form enclosed) shall be forwarded to the Town of Gander prior to any further construction taking place.

4.3 Pre-Backfill Inspection

- a) If Insulating Concrete Forms (ICF) are being utilized for the foundation, an additional inspection shall be performed prior to concrete being poured to check for re-bar size and location, etc. Once again, the onus is on the owner to ensure the Town is notified before the foundation wall is poured;
- b) After weeping tile has been placed and covered with at least 150 mm stone, the Town must be contacted to view weeping tile, stone, damp proofing, etc.
 - i. Weeping tile must be connected to the Town's storm drainage system in the street. If there is no storm system in the street, the weeping tile must drain into an approved rock pit or open ditch to the rear of the property;
 - ii. Weeping tile shall be exposed at four locations, one each front and back, one to each side. The connection to the storm sewer shall also be exposed and clearly visible;
 - iii. Weeping tile shall not be connected to the sanitary sewer system;
 - iv. Roof Drains are not to be connected to weeping tile;
 - v. The footings and foundation will also be inspected at this time;
 - vi. Foundations which require lateral support as per section 9.15.4.2, 9.15.4.3, and 9.15.4.4 of NBCC shall have such lateral support in place prior to inspection.
 - vii. Backfilling shall not commence until this inspection has been completed.

4.4 Pre-Slab Inspection

- a) Before pouring floor, an inspection of all in floor plumbing must be completed;

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- i. Floor drain installed. Drain connected to sanitary sewer;
- ii. Back water valve installed on sanitary sewer service line as per Municipal Regulations and By-Laws;
- iii. Pressure reducing valve installed if pressure exceeds 550 kpa. Notification to be on approved plans.

4.5 Framing/Structural Inspection

- a) When the exterior shell & interior partitions of the structure have been completed, prior to insulation, an inspection is required to ensure adherence to plans and building codes;
- b) Typically, but not limited to, the Town of Gander will be looking for the following to be in place:
 - i. Exterior walls c/w exterior sheathing, windows, doors and siding;
 - ii. All interior partitions are constructed and installed;
 - iii. All beams, bearing partitions and lintels are constructed and installed;
 - iv. Roof system c/w sheathing, shingles, roof vents, ceiling strapping;
 - v. Column supports for beams installed down to foundation;
 - vi. Sub floor to be securely attached to floor joists;
 - vii. Stairs, installed as per National Building Code of Canada;
 - viii. Beam and lintel sizes as per plans or otherwise noted;
 - ix. Protection between wood partitions and concrete;
 - x. Space provided around windows, for installation of insulation;
 - xi. Bedroom windows and at least one window in basement meet Egress Regulations;
 - xii. All plumbing, mechanical and electrical rough-in to be in place.

4.6 Insulation/Vapour Barrier Inspection

- a) After insulation and vapour barrier have been installed, this office shall be contacted for an inspection;
- b) The following is required to be in place prior to arranging inspection for insulation/vapour barrier:
 - i. Exterior walls are insulated, and insulation fits snug to studs, top plates and shoes;
 - ii. Insulation installed completely around windows (sides, top and bottom);
 - iii. All cold ceilings are installed with the insulation fitting snug between truss;
 - iv. All vertical walls above ceiling are insulated;

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- v. All floor joist headers and joist directly below exterior walls are insulated;
 - vi. All exterior walls and ceiling of attached garage are insulated;
 - vii. Insulation installed behind all electrical receptacles and plumbing located in exterior walls and partitions between attached garage and house (building);
 - viii. Rigid foundation insulation installed around foundation walls;
 - ix. All vapour barrier (6mil – super six) shall be in place at the time of inspection and all joints and seams shall be caulked with acoustical sealant, taped or both;
- c) This inspection shall be completed prior to installation of drywall.

4.7 Grading Inspection

The Town of Gander will check and approve lot grading. If the lot grading does not meet the requirements of the grading plan and a second inspection is required, a fee of \$100.00 will be charged and deducted from the grading deposit for the second and subsequent inspections.

4.8 Final Inspection

- a) Before occupying any building an application for an Occupancy Permit shall be made and a final inspection must be carried out by the Building and/or Fire Inspectors.

All construction must meet the requirements of The National Building Code and any other applicable codes and regulations. Application should be made one week prior to occupancy to allow sufficient time for processing and conduction of inspections;

- b) Typically, but not limited to, the Town of Gander will be looking for the following to be in place before an Occupancy Permit, temporary or otherwise, may be issued:
- i. All finish work is completed as per plans or otherwise noted;
 - ii. All plumbing is working properly;
 - iii. All electrical is working properly;
 - iv. Handrails shall be installed on all stairs;
 - v. All exterior landing & decks have been constructed and installed c/w required railing;
 - vi. U.L.C. approved electric smoke alarms are installed and operational;

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- vii. Mechanical Ventilation System is installed and working properly. Written certification must be provided by the installer of the air handling system and a copy shall be forwarded to the Town of Gander;
- viii. All windows and doors are operable;
- ix. Rough grading is in place which prohibits the drainage of water onto a neighbouring property or towards the foundation of the present property;
- x. Any other safety concern which may be observed during the course of the inspection.

5. Enforcement

- a) The Town Council of Gander or its authorized administrator shall be the Enforcement Authority for the purposes of these Regulations;
- b) Enforcement and prosecution under these Regulations may be undertaken by any Police Officer or by any other person so authorized by the Enforcement Authority;
- c) Pursuant to Section 404(1) of the Act, the Enforcement Authority may serve upon the owner or any other person in violation of a provision of these Regulations, a serially numbered notice advising the nature of the violation and required action to conform with the standards as set out in these Regulations;
- d) The owner or any other person served a notice shall carry out the directions of the Enforcement Authority referred to in Section 5 (c) at the cost of the owner or person served within the time specified;
- e) Where the Enforcement Authority has placed or caused the placing of a sign, placard, or notice upon any premises under the authority of these Regulations or any other applicable law, by-law or regulation, no person shall remove such sign, placard, or notice except with the consent of the Enforcement Authority;
- f) Any costs to the Town for all works carried out in response to a violation of these Regulations, in addition to any penalty prescribed hereunder, may be recoverable from the owner or the person in contravention of these Regulations as a civil debt;
- g) Every person requested by a Police Officer or person authorized to enforce these Regulations shall upon request, forthwith give his/her proper name and address;

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- h) It shall be the duty of a Police Officer or the Enforcement Authority to:
 - i. Report the name and address of any person observed, or reliably reported to have violated any of the provisions of these Regulations;
 - ii. Report the time and nature of the violation of the Regulations, and any circumstances being relevant to the violation;
 - iii. Serve upon the person violating and provision of these Regulations a serially numbered notice that the person concerned has violated a provision of the Regulations, and instructing such person to carry out any order in regard to such violation;
 - iv. Furnish the Town Clerk a duplicate of each serially number notice of violation.

6. Failure to Comply

- a) Pursuant to Section 404(5) of the Act, where a person to whom an order is directed does not comply with the order or part of an order made under Section 5(c), Council may take the action that it considers necessary to carry out the terms of the order and any costs, expenses or charges incurred by Council in carrying out the terms of the order are recoverable from the person against whom the order was made as a debt owed to Council;
- b) Council may delegate to an official or employee of Council the power to issue orders under this section;
- c) The owner shall save harmless Council, its employees, servants or agents from any and all claims arising out of the actions of Council, its employees, servants or agents in the process of inspecting and/or carrying out work under these Regulations, except in the case of gross negligence.

7. Offence and Penalties

- a) Every person who commits an offence under these Regulations or who acts in contravention of or fails to comply with any provision thereof, or neglects or refuses to do so:
 - i. May be liable to penalties as stipulated in accordance with section 420 of the Act; or

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- ii. May be subject to an order under section 404 (1) of the Act; or
 - iii. May be subject to a violation notice issued under section 421.1 (1) of the Act; or
 - iv. May be issued a ticket under the Provincial Offences Act in accordance with section 421.2 of the Act.
- b) The conviction of a person for failing to comply with a requirement or obligation referred to in subsection (a) shall not operate as a bar to further prosecution under these Regulations for the continued failure on the part of the person in comply;

8. **Severability**

If a court of competent jurisdiction should declare any section or part of a section of these Regulations to be invalid, such declaration shall not affect the remainder of these Regulations and the remainder of these Regulations should be valid and shall remain in force.

9. **Repeal**

All previous Mandatory Inspections Regulations for the Town of Gander are hereby repealed.