

Canadian
Home Builders'
Association



APPROVAL, PERMITS & INSPECTION PROCESSES FOR NEW HOMES

& ADJUSTMENTS DURING COVID-19

New home construction can be divided into three stages.

Each stage has checkpoints along the way for a third-party to verify that your home is being built properly.

These checkpoints are normally conducted by your municipality. For example, typically a building inspector will need to come check the insulation and air/vapour barrier before your builder can install drywall. And city hall will need to provide a certificate of occupancy for you to be able to move in.

If there is a delay at any of these checkpoints, the construction process can't proceed.

CONSTRUCTION DURING COVID-19

Builders are taking extra measures to ensure the health and safety of their crews and inspectors/building officials, and most municipalities are doing their best to continue the residential construction approvals, permits, and inspection processes.

That said, most companies and municipalities are going through an adjustment period right now. If you're concerned about the status of your new home's construction, contact your builder.

You can also contact your municipality to see the status of the municipality's approvals, permits, and inspection processes.

PRE-CONSTRUCTION

Zoning and Environmental Approvals

Site Plan, Working Drawings and Specifications

Building Permit
Plumbing Permit
Heating Permit
Electrical Permit
Utility Permit (Gas/Propane)
Health Unit Permit
(Wells, Septic Systems)

Excavation and Footings Inspection

Pre-Backfill Inspection

DURING CONSTRUCTION

Framing Inspection

Sewars, Drains, Water Service and
Underground Plumbing Inspection

Electrical Service Inspection

Plumbing, Heating and
Electrical Rough-In Inspection

Insulation and
Air/Vapour Barrier Inspection

Pre-Occupancy Inspection

Final Plumbing, Heating and
Electrical Inspection

POST-CONSTRUCTION

Completion Inspection
(Interior and Exterior)

Certificate of Occupancy