

# City of Lloydminster



## NOTICE TO OWNERS & CONTRACTORS

**INSPECTIONS:** The owner/contractor is required to notify the City of Lloydminster, Planning and Development Department at least **24 HOURS IN ADVANCE** for all inspections which are required at the following stages. Inspections for preserved wood foundations are the responsibility of the Engineer who shall file his report prior to occupancy of the building.

**1<sup>st</sup> INSPECTION:** When the excavation is complete, footings & pads are formed, and **PRIOR** to placing concrete or crushed rock.  
(Footing)

**2<sup>nd</sup> INSPECTION:** **PRIOR** to backfilling, after dampproofing and after weeping tile and rock has been installed.  
(Backfill)

**N** In addition to the second inspection, and **PRIOR** to any  
**O** framing occurring, A Real Property Report is to be submitted  
**T** to this office. This is necessary to confirm compliance with  
**E** the Lloydminster Zoning Bylaw and transfer of title.

**3<sup>rd</sup> INSPECTION** When framing is completed and the electrical and plumbing  
(Framing) are roughed in, and **BEFORE** the insulation, vapour barrier and shingles are applied.

**4<sup>th</sup> INSPECTION:** When insulation and vapour barrier has been installed and  
(Insulation) just **PRIOR** to applying wallboard.

**5<sup>TH</sup> INSPECTION** Upon completion of the project and **PRIOR** to occupancy of  
(Final) the building. **Water connection will be made ONLY after the building has passed final inspection and all building and zoning bylaw requirements have been met.**

**N** Failure to comply with any of these requirements or any conditions under  
**O** which the building permit was issued, will result in a stop work order  
being issued, and the owner/contractor being liable for penalties under  
Bylaw 26-73.

**T** In addition City water service will not be connected until all the  
**E** requirements under which the Building & Development were issued have  
been met, all inspections have been made & there are no outstanding  
deficiencies.

## OTHER REQUIRED INSPECTIONS

<b>GARAGES</b>	<b>1<sup>ST</sup> INSPECTION</b>	When pad is formed and PRIOR to placing any concrete.
	<b>2<sup>ND</sup> INSPECTION</b>	When garage is framed, BEFORE shingles and siding are applied.
<b>BASEMENTS</b>	<b>1<sup>ST</sup> INSPECTION</b>	When framing is completed, just before insulation and/or wall board is applied
	<b>2<sup>ND</sup> INSPECTION</b>	When basement is completed.
<b>WOOD STOVES &amp; FIREPLACES</b>	<b>1<sup>ST</sup> INSPECTION</b>	When wood stove/fireplace, chimney and flue pipes are in place. <u>NOTE: All components must be fully visible.</u>
	<b>2<sup>ND</sup> INSPECTION</b>	Installation is completed and ready for use.

### DUTIES AND RESPONSIBILITIES OF THE OWNER AND CONTRACTOR

1. To ensure that all applicable construction safety regulations are complied with and that no unsafe condition exists or will exist because of any work being undertaken.
2. To ensure that the construction site, including all means of access to and from the site, be kept in tidy condition and no hazard is allowed to develop from storage of material or equipment, accumulation of debris or from any other cause.
3. To ensure that waste material or debris is prevented from being projected or blown off of the project site.
4. To ensure that fire extinguishers are on site where open flames from construction equipment or procedures are present.
5. To advise the Development Officer of any changes from the plans or information submitted to obtain the Development and/or Building Permit.
6. To ensure there is no damage to adjacent properties and surface or subsurface improvements.
7. To ensure nails aren't dropped, scattered, placed or otherwise distributed so that the Development Officer does not get any flat tires

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E** Failure to comply with of these requirements or any of the condition under which the building permit was issued will result in a stop work order being issued, and the owner and contractor being liable for penalties under Bylaw 26-73, in addition to refusal to connect City domestic water services.