



Accessory Building - Final Building Inspection

Request this inspection when a detached structure like a garage, shed, gazebo or carport is completed but **before** installation of optional insulation and interior finishes like gypsum board. Required fire ratings must be installed, however.

Prepare

Learn about [how to prepare for your inspection](#).

Check

The following are the most common items that are audited during this inspection. This list is not exhaustive. Compliance with the applicable codes and standards is required.

- ☐ The exterior must be complete siding/flashing, non-vented soffit within 1.2m (4ft) of the property lines, roof vents, etc. Downspouts do not have to be installed at time of inspection.
- ☐ A vertical swinging man door is required. Overhead doors are usually installed for vehicle access but if not installed, inspection can still proceed.
- ☐ Confirm all window and door headers are correct for the spans, ridge blocking, H-clips, o/c framing etc.
- ☐ Ensure the bottom plate of walls is pressure-treated material if less than 6" from the ground
- ☐ The building is anchored to the foundation to prevent shifting, uplift or overturn in high winds (NBC2023-AE 9.23.6). Typical sill plate to foundation anchorage: 12.7mm (½") diameter anchor bolts spaced not more than 2.4m (~8ft) o.c. set 100mm (4") into the foundation wall or slab.
- ☐ Roof bracing and/or hip/rafter supports installed correctly.
- ☐ Insulation stops are installed where required.
- ☐ An attic hatch is required for future access if optional insulation is installed
- ☐ All requirements included in Alternative Solutions must be met (Outside 10min, Zero Lot Line, etc).
- ☐ **Where required**, 1-hour fire-resistance-rated separations must have 5/8" Type X drywall installed on both sides and be continuous from foundation to the underside of roof sheathing, with all joints firestopped (mud/tape, batten, tested manufactured, firestopping compound).