

Inspection Checklist

Vapour Barrier



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1.0 General Information

Building or renovating a home involves several required inspections. These inspections help confirm the work is safe, meets building code requirements and is ready for the next stage.

While inspectors use detailed technical checklists, most outcomes come down to a few common issues. Understanding these can help you avoid delays and keep your project on track.

2.0 Inspection Outcomes

Every inspection result in an outcome that tells you whether your project can move forward or if additional work is required. Understanding these results can help you plan next steps and avoid delays.

Passed

The work meets required standards and there are no outstanding documentation requirements. In some cases, minor items may remain, but they can be reviewed at a future inspection.

Partially Passed

Some deficiencies were identified, but construction can continue. These items must be corrected before the next applicable inspection.

Failed

Significant deficiencies were found, or the work was not ready for inspection. Corrections are required and must be verified through a re-inspection before work can proceed.

Inaccessible

The inspector was unable to safely access the site. The inspection must be rescheduled once safe access is provided.

Waived

The inspection was not required for the project or was already completed at an earlier stage.

Cancelled

The inspection was cancelled, with details provided in the inspection report. A new inspection must be booked.

3.0 Vapour Barrier Inspection Overview

A vapour barrier inspection is requested once insulation and the vapour barrier have been installed in all applicable areas, including exterior walls, floors, roofs, cantilevers and floors over garages. This inspection verifies that the vapour barrier has been properly installed to help control moisture and protect the building envelope.

Common Areas Reviewed During Vapour Barrier Inspection

The items listed below represent common areas reviewed during a vapour barrier inspection; however, all work must comply with applicable codes and standards.

- Temporary or permanent property number installed
- Insulation installed in exterior walls, floor joist, roof joist, and cantilevers
- Spray Foam Installation Request form has been submitted and spray foam installed matches the form
- CGSB 6 mil vapour barrier installed
- Vapour barrier is continuous across assemblies
- Vapour Barrier is sealed at joints and around penetrations
- Vapour barrier sealed around windows or doors
- Exterior doors are installed and weather stripped
- Interconnected smoke alarms (rough-in complete)
- Interconnected Carbon monoxide alarms (rough-in complete)
- Integrity of fire separations is maintained
 - Penetrations are fire stopped
 - Back-to-back electrical boxes are protected
- Rim joists are insulated and the vapour barrier is installed and sealed
- Floor over garage is insulated and vapour barrier has been installed

Items for a Failed Outcome:

- x Address not provided or not visible from the street
- x Insulation has not been installed
- x Vapour Barrier Does not have CGSB stamp

- x Vapour barrier has not been properly installed, or not continuous
- x Vapour barrier has not been adequately sealed at joints, around penetrations or around windows or doors
- x Fire separation integrity has not been maintained
- x Any outstanding deficiency that was noticed at earlier stages and construction was permitted to move forward that has still not been addressed (unless that item can still be addressed at the next inspection stage)

Items for Partially Passed Outcome:

- Floor over garage is not insulated, box down framing not installed (inspection required prior to gypsum board insulation)

Items for a Passed Outcome:

- Basement rim joists or perimeter walls are not insulated and the vapour barrier is incomplete or incorrect (inspection required prior to gypsum board installation)
- No Spray Foam Request Form. Spray foam does not match form
- Interconnected smoke or CO alarms rough-in, missing or incomplete (These items are checked at final inspection. This deficiency may be left if it appears the rough-in is not completed. It serves as a reminder to complete the electrical rough in prior to drywall being installed)



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