

## 9

## INSPECTIONS

Halifax Reference Model

## VERIFICATION GUIDE

Tier 2 Energy Compliance — Zone 6 Nova Scotia

Use this guide at permit intake and at each highlighted inspection stage to verify Tier 2 compliance.

## INSPECTION STAGES

## Permit Application

Full NBC 9.36 review →

#1 Footing

#2 Foundation Inspection

#3 Underground Plumbing

## #4 Below-Grade Insulation

If applicable, ensure insulation is installed beneath the concrete slab

## #5 Framing

Confirm windows installed per approved plans. If permit was issued with conditions (e.g., deferred window specs), spec sheets must be provided by this stage.

#6 Rough-in Plumbing

## #7 Prior to Drywall

Confirm insulation installed per approved plans. This is a critical checkpoint for prescriptive Tier 2 — verify insulation values match what was proposed at permit stage, identify potential air sealing issues.

#8 Final Plumbing

## #9 Final Building

Verify all installed equipment details, i.e. heating, cooling, ventilation, and DHW systems. Blower door test results available. If performance path: HOT2000 full house report and Performance Path completion form. **Occupancy permit is contingent on Tier 2 compliance being confirmed.**

Halifax model (9 stages). Your municipality may use the provincial 7-stage minimum (NSBCR s. 35(1)).

## Permit Intake: What to Verify

## BOTH PATHS

- Compliance path declared (prescriptive or performance)
- Wall detail drawings showing assembly R-values
- Window schedule with U-value or ER specs
- Equipment specs: HRV, water heater, heating system
- Building volume calculable from submitted plans

## PRESCRIPTIVE PATH — ALSO VERIFY:

- Point strategy identified — total  $\geq 10$
- Specific point categories claimed and documented

## PERFORMANCE PATH — ALSO VERIFY:

- Pre-construction report (P-file) from registered Energy Advisor
- EA credentials present: service organization + EA ID number
- All three targets achieved:
  - Annual energy consumption
  - Gross space heat loss
  - Peak cooling load

## Watch For

1. **Nominal vs. effective R-values** — R-22 batt  $\neq$  R-22 wall. Ask for effective assembly values calculated using the parallel path method. Use wall details provided by the builder and Tables A-9.36.2.6.(1)-A and A-9.36.2.8.(1)-A.
2. **Window specs** — U-values must be whole-window rated, not centre-of-glass.
3. **Unverified equipment efficiency** — HRV, water heater, and heating specs should reference AHRI or HVI certified product listings.

All Tier 2 documentation should be collected at permit application. The **blower door test result** is the only item accepted at final inspection.

## VERIFICATION BY STAGE

### Below-Grade Insulation

Stage #4

- Foundation insulation installed per approved plans
- Relevant if claiming above-code foundation insulation points

### Framing

Stage #5

- Windows installed match approved specs (U-value, ER rating). For prescriptive compliance, Table 9.36.8.6 can be used to determine the points achieved for fenestration and doors
- If permit issued with conditions, collect deferred spec sheets now
- Collect equipment specs (HRV, heating, water heater) — even if not yet installed

### Prior to Drywall

CRITICAL CHECKPOINT

- Insulation type and R-value match approved plans. For prescriptive compliance, NBC Table 9.36.8.5 can be used to determine points achieved for above-grade walls, Table 9.36.8.7 for foundation walls
- Continuous installation — no gaps, compression, or voids
- Vapour barrier complete and properly sealed
- Inspect for unsealed penetrations or openings that may compromise air barrier

*Last opportunity to verify the envelope before it is concealed.*

### Final Building Inspection

Stage #9

- Mechanical equipment installed and operational per specs. Tables 9.36.8.9 and 9.36.8.10 can be used to determine points for ventilation and DHW equipment, respectively.
- Blower door test results received (only item not required at permit). Table 9.36.8.8 can be used to determine points for airtightness
- Performance path:* HOT2000 full house report and Performance Path completion form from Energy Advisor
- Occupancy permit contingent on Tier 2 compliance confirmed

## PRESCRIPTIVE VS. PERFORMANCE AT A GLANCE

### Prescriptive Path

- You verify installed components match the point selections from permit
- No third-party report required (unless airtightness points claimed)
- You are the compliance authority at each inspection stage

### Performance Path

- You confirm the EA's completion form is present and signed
- The EA creates and signs off on the energy model — review the HOT2000 full house report to confirm targets are met
- The EA is the energy modelling expert; you verify as-built conditions and targets were met



**Prescriptive Point Calculator**  
Online point calculator for prescriptive Tier 2 compliance



**Compliance Pathways**  
Pathway decision guide and role descriptions



**Prescriptive Tier Compliance**  
Point tables and documentation requirements