

“Residential All Roughs” Inspection Policy

Over the past several months Building Services staff has reviewed and analyzed inspection procedures related to rough inspections for residential construction. We have noted that our process and administration of re-inspection fees has not encouraged efficient inspections which results in some contractors calling for numerous rough inspections.

In an effort to improve the efficiency of scheduling and performing rough inspections for permitted residential construction projects, the following policy will take effect on **January 1, 2015**.

Residential rough electrical, rough mechanical, rough plumbing (DWV, water piping), rough framing, rough gas piping and rough radon will be scheduled and performed at the same time.

Applies to: Permits issued for new home construction, additions to homes, remodel work on homes, and basement finish work on homes.

Includes: Rough Inspection Types:

- Electrical
- Mechanical
- Gas piping
- Plumbing (DWV, water piping)
- Framing
- Radon

Note: Based on the scope of work for a permitted project, not all of the above listed rough inspection types will be required.

General Contractor’s Responsibility: Once *all* of the applicable disciplines of rough work have been completed and are ready for inspection, the general contractor will call for a “Residential All Roughs” inspection. The general contractor should communicate with his sub-contractors to assure that they are ready for inspection prior to requesting and scheduling an inspection.

The inspector will arrive on site to perform the inspection with the expectation that all work for the roughs are completed and ready for inspection, including the availability of any required and approved drawings or plans (typically applies to framing rough).

Re-Inspection Fees: Each issued permit that requires rough inspections (one or more disciplines) will include two “roughs” inspections in the permit fees paid at the time of permit issuance. Additional fees for inspections related to “roughs” and scheduled at the request of the contractor, will be charged as re-inspection fees.

When a re-inspection fee is incurred the inspector will notify the general contractor *via*

email. Contractor may make payment directly to the Development Services Department, Room 201. Individual statements will not be sent to the contractor; payments can be made via phone using a credit card or in person in Room 201. Re-inspection fees shall be paid in full by the general contractor prior to scheduling a final inspection on the project.

Examples: *(These examples do not represent all possible scenarios that may result in re-inspection s being charged.)*

Scenario #1 A project requires rough inspections for electrical and framing. Inspector arrives to perform the rough inspections, as scheduled by the contractor, and confirms that all disciplines of rough work have been completed; inspector performs the inspection. Inspection #1 results in corrections. A second inspection is required to inspect the corrections and is requested and scheduled by the general contractor. Inspection #2 is approved, and there are no re-inspection fees. If inspection #2 was not approved necessitating a 3rd inspection, the general contractor would have been charged a re-inspection fee.

Scenario #2 A project requires rough inspections for electrical, framing, plumbing, and mechanical. Inspector arrives to perform the all roughs inspection, as scheduled by the contractor, but confirms that the plumber has not yet completed his work, and is not ready for a plumbing rough inspection. The inspector may be able to inspect some of the completed disciplines (electrical, framing, mechanical) and provide correction items, but a 2nd inspection will be required in order to complete inspection of the plumbing rough. If the 2nd inspection results in approval for all roughs (prior correction items and no correction items for plumbing), there are no re-inspection fees. If the 2nd inspection is not approved, necessitating a 3rd inspection, the general contractor will be billed a re-inspection fee.

Scenario #3 Contractor schedules rough inspections; inspector arrives to perform inspection; contractor is not ready for the inspection and tells inspector not to perform any inspections and to come back later or he will call to reschedule. Even though the inspector does not perform any inspections, this visit to the job site was scheduled at the request of the contractor and it will count toward the two allowed rough inspections.

Exceptions: For typical new home construction, basement finishes, remodels and additions the above requirements will apply. For a more complex/unique scope of residential construction work there ***may*** be exceptions to these requirements, allowing for additional phased rough inspections ***at no additional fee***. The permit applicant (general contractor) ***must*** request consideration of exceptions, ***at the time of permit application***. That determination will be made on a case-by-case basis by the building official, and will be noted on the permit conditions document and the job card ***at the time the permit is issued***.

If the general contractor wishes to customize the manner in which they want rough inspections to be done, for any reason, they can do so by paying the fees for additional inspections. If the general contractor has not been approved for an exception and there is no special condition stating such on the permit re-inspection fees will be charged after the first two inspections for the residential roughs.

The goal in implementing the “**Residential All Roughs**” policy is to empower the general contractor to assure precise communication and coordination with his sub-contractors, reduce the number of calls the general contractor has to make to schedule rough inspections, and reduce the number of trips that the inspector makes to the job site for rough inspections.

Now through the end of the year will be a transitional period for staff and contractors. The “**Residential All Roughs**” inspection type will be included on newly issued residential building permits for construction of a new home, an addition to a home, remodel, and basement finish work and will be listed on the job card that is issued with the permit, but re-inspection fees will not be charged until January 1, 2015. This transitional period will allow contractors and staff to familiarize and adjust practices in order to be able to meet the requirements when they take effect on January 1, 2015.

All building permits issued after January 1, 2015 for new home construction, additions, remodels and basement finish work will be subject to the “residential all roughs” policy.

Effective January 1, 2015, the fee for re-inspections is \$45.00. *(fees are established by City Commission adoption of the Comprehensive Fee Schedule; fee increases are typically effective January 1 of each year).*

If you have any questions please feel free to contact us.

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