



CONSTRUCTION INSPECTION BASICS WORKSHOP

Marion County Building Department

Workshop Goals

- Review published inspection requirements
- Review department inspection policies
- Review website features
- Distribute handout materials
- Question & Answer Session



- **Florida Statutes**

ss.553 Building Codes

ss.633 Fire Codes

ss.489 Contractor Licensing

ss.468 Inspector Licensing

ss.713 Construction Liens



- Florida Building Code

Chapter 1



- **Marion County Ordinances**

#05-28

Land Development Code
(LDC)



FBCC Chapter 1

- **109.1 General.**
- Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.



- **109.2 Preliminary Inspection.**
- Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.



109.3 Required inspections.

- The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.



Scheduling Inspections

- Verify work is ready !!!
- Schedule appropriate inspection
 - By phone using AIRS
 - By phone to department
 - By the Internet
 - In person at department
- Cut-Off time 7:00 AM
- Verify documents are on job site



Checklists

- Inspection Checklists
 - Structural
 - Electrical
 - Plumbing
 - Mechanical
 - Mobile Home
 - Swimming Pool
 - Roofing



Code Compliance

- **105.4.1 Permit intent** . A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code.



Communications

- Schedule accurately
- Confirm schedule online
- Cancel inspections promptly
 - By AIRS before cut-off
 - By phone after cut-off
- Confirm cancellations online
- Call inspector with special instructions, or
- Leave written special instructions on jobsite w/permit



Documentation

- Inspection history and results are available online by permit
- Review inspection history of each job regularly
- Process document changes in advance of inspection so that approved documents are always available for the inspector to use



Pre-Inspection

- Verify work is code compliant by using our checklists to pre-inspect the work
- Verify that all required documents are on the jobsite

Plans

Installation instructions

Test reports

Termite certificates

Special product information



Inspections

- Inspector needs quiet time to review the documents and inspect the project
- Access to a representative by phone or in person is sometimes helpful if there is a question, or if there is a violation that can be quickly addressed



Inspections

- The inspector must list code violations with the applicable code reference
- The inspector is looking for:
 - Compliance with the code
 - Compliance with the plans
 - Compliance with manufacturer's instructions
 - Completeness of work



Inspections

- Inspectors will also be looking for:

Sanitary Facilities

Debris Management

Rainfall Run-Off Control



Common Violations

- Work not ready for inspection
- Corrections not completed
- Inspection documents not on jobsite
- No access to work
- Top ten by trade:
 - Structural
 - Electrical
 - Plumbing
 - Mechanical



Post Inspection

- Congratulations- You passed
- Regrets- Code violations were observed
- Get the code violations resolved
- Reschedule the inspection
- Learn from the violation notice



Missed Inspections

- In the event that a component requiring inspection has been covered during construction, a licensed testing agency, architect or engineer may be used to verify code compliance if all of the prescribed conditions are met



Internet Tools

- www.marioncountyfl.org/building.htm
- www2.iccsafe.org/states/2004_florida_codes/index_main.htm
- <http://www.leg.state.fl.us/Statutes/index.cfm>



Questions ?

- This presentation is designed to familiarize you with the inspection process
- Now it is your opportunity to ask questions or provide comments, or make suggestions that will help everyone understand the inspection process better



Handouts

- Plan Submission & Permitting Basics
- Inspection Checklists
- Most Common Code Violations
- AIRS Pamphlet
- Contact List
- Adopted Codes List
- Missed Inspection Procedure
- Roofing Inspection Guidelines
- Drainage Plan Requirements



The End

- THANK YOU for participating in this workshop
- Contact us if you would like to schedule a workshop for your company or group staff

