

MARCIA A. LECLERC
MAYOR

TOWN OF EAST HARTFORD

Phone: 860 291-7340
Fax: 860 528-5478

740 Main Street
East Hartford, Connecticut 06108



DEPARTMENT OF
INSPECTIONS & PERMITS

November 4, 2012

BUILDING INSPECTIONS, SPECIAL INSPECTIONS AND TESTING

We have been finding that many applicants do not understand the full scope of inspection requirements in the building code and what their obligations are. Some think that they don't need to call this department for inspections if they are having special inspections or testing performed. Is that true? This brief document will help distinguish and clarify the requirements.

BUILDING INSPECTIONS

Inspections by this department are *always* required for *every* construction project. Section 109 of the Connecticut State Building Code contains information on required inspections. Highlights of those requirements are:

- If you need a permit, then you need inspections.
- It is the responsibility of the permit applicant to request inspections.
- Construction work must remain open and visible until inspected and approved for covering.
- Results of inspections are delivered to the permit holder.
- Minimum required inspections are:
 - Footings and foundations
 - Concrete slab and underfloor
 - Framing inspections
 - Gypsum board inspections
 - Fire-resistant penetrations
 - Energy efficiency inspections
 - The building official is authorized to require other inspections as may be needed
 - Final inspection

SPECIAL INSPECTIONS

Special inspections are required *in addition* to those done by this department. Section 1704 of the 2003 International Building Code contains the detailed provisions, however, here is a summary:

- Special inspectors are hired by the design professional or building owner, not the contractor. They can be the design professionals who designed the project.
- Special inspectors must be qualified and competent for the building elements they inspect.
- A Statement of Special Inspections is to be submitted along with the building permit application.
- Special inspectors shall keep records and make reports to the building official.
- Required special inspections include:
 - Fabricators and off-site fabrication of structural members
 - Structural steel construction including details, bolting and welding
 - Concrete construction

- Masonry construction
- Prefabricated wood structural elements
- Soils
- Site preparation
- Placement of fill material
- Pile foundations
- Sprayed fire-resistant materials
- Exterior insulation and finish systems (EIFS)
- Special cases as determined by the building official
- Smoke control systems

Whenever the special inspector finds deficiencies they must be reported to the building official and corrected.

For additional information see the publication *Guide to Special Inspections and Quality Assurance*, Third Edition, 2004 prepared by the Council of American Structural Engineers available online at http://www.acec.org/case/news/publications/case_guide_to_siqa.pdf

TESTING

Some of the special inspections required by Section 1704 also include performing tests of materials either on site or in a laboratory to verify compliance with the construction documents and minimum requirements for materials in the building code or referenced standards. These tests must be performed by accredited testing agencies and staff.

INSPECTIONS AND TESTS REQUIRED BY CONSTRUCTION DOCUMENTS

Frequently the drawings or specifications prepared by the design professional will require further inspections or materials testing to be done during construction,. Because these are included in the approved construction documents they must be performed and this department may require submission of documentation of the results.

SUMMARY

Building owners, design professionals, and contractors should familiarize themselves with all requirements for inspections and testing for their project before starting construction. Failure to request inspections from this department or have special inspections and testing performed will likely result in additional expense and lost time due to uncovering work or going to greater lengths to verify code compliant construction.

Contact this department with any questions you may have on this subject.

Prepared by:

Milton Gregory Grew, AIA

Building Official / Director of Inspections and Permits