



City of West Allis

Legislation Text

File #: O-2017-0019, **Version:** 1

An Ordinance to repeal and recreate subsection 13.07 of the City of West Allis Revised Municipal Code, Chapter 13, Building Code relative to required inspections for building permits.

The Common Council of the City of West Allis do ordain as follows:

PART I. Subsection 13.07 of the City of West Allis Revised Municipal Code are hereby repealed and recreated to read as follows:

13.07 INSPECTIONS.

- (1) **General.** Construction or work for which a permit is required shall be subject to inspection and such construction or work shall remain accessible and exposed for inspection purposes until approved. The Inspector may inspect the work or allow construction to proceed without an inspection. The work may also be inspected at intervals approved by the Inspector. Inspection approval shall not presume to give authority to violate or cancel the provisions of this code or of other ordinances of the City. It shall be the duty of the owner to cause the work to remain accessible and exposed for inspection purposes. Neither the Inspector nor the City shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.
- (2) **Administrative Approval.** The Director of Building Inspections and Neighborhood Services may defer certain inspections within administrative procedures.
- (3) **Preliminary Inspection.** Before issuing a permit, the Inspector is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.
- (4) **Inspections.** The Inspector shall be notified when the following work is ready for a required inspection, when applicable to the project. The Director or Building Inspector may waive any inspection required below at their discretion.
 - (a) **Footing Inspection.** Footings shall be inspected after excavations are complete, any required forms are in place, and any required reinforcing steel is in place. Materials for the footing shall be on the jobsite, except when concrete is ready mixed in accordance with the current building code.
 - (b) **Concrete Foundation and Foundation Wall Inspection.** Concrete foundations and foundation walls shall be inspected after any required forms are in place and any required reinforcing steel is in place. Materials for the concrete foundation or foundation wall shall be on the jobsite, except when concrete is ready mixed in accordance with the current building code.
 - (c) **Backfill of Foundation Wall Inspection.** Foundation walls shall be inspected prior to backfill being placed, and after any required foundation forms are removed, foundation drainage systems are installed, and any required foundation insulation is in place.
 - (d) **Concrete Slab or Under-Floor Inspection.** Concrete slabs shall be inspected after in-slab or under-floor reinforcing steel is in place, building service equipment, conduit, piping, accessories and other ancillary equipment items are in place, any required vapor barrier is in place, and any required slab insulation is in place, but before any concrete is placed.
 - (e) **Framing Inspection.** Framing of floors and walls shall be inspected after the roof deck or sheathing, all framing, trusses, fire blocking and bracing are in place. All pipes, chimneys and

vents which are to be concealed shall be installed and the rough electrical and rough plumbing inspections have been approved by the Electrical and Plumbing Inspectors. Framing inspection approval is required prior to concealment by floor or wall materials. Truss installation specifications shall be onsite and available to the inspector for the framing inspection.

(f) Insulation and Vapor Barrier Inspection. Any required insulation or vapor barrier shall be inspected after installation, but prior to concealment by floor or wall materials. Exterior house wrap materials shall be inspected prior to concealing with siding or other finished surfaces.

(g) Ceiling Inspection. All lay-in ceiling grid, framing, and HVAC ductwork shall be inspected in the area above the ceiling prior to concealment by ceiling tiles, drywall or other finish materials.

(h) Firewall Inspection and Fire Resistant Penetrations. All required firewalls shall be inspected during each layer of material installation to ensure compliance with the system's listing and installation instructions. Any penetrations in a firewall shall be inspected after installation. The owner or contractor shall provide the inspector with documentation on the firewall and penetration systems used. Firewalls and penetrations shall be identified and marked per building code requirements prior to inspection.

(i) Equipment Inspection. All equipment, to include but not limited to HVAC and associated mechanical and duct work shall be inspected.

(j) Other Inspections. In addition to the inspections specified above, the Inspector is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the building code and other laws that are enforced by the Department.

(k) Final Inspection. Final inspection shall be made after any corrections from previous inspections have been completed and all work associated with an issued permit is completed. Completion statements from all designers, balance reports, and any other documentation shall be provided prior to, or at the time of, the final inspection as required by the building code.

(l) Demolition Inspection. Buildings and structures being demolished shall be inspected after all building materials, foundations and slabs have been removed, but prior to backfilling any basement area or foundation holes. A final inspection is also required once the site is final graded and permanent vegetation is installed to prevent erosion.

(m) Erosion Control Inspection. Erosion control measures shall be inspected after installation, but prior to disturbing the ground. Erosion control measures shall be periodically inspected during the construction project to ensure they are being maintained until permanent vegetation is installed to prevent soil erosion. A final inspection shall be required once permanent vegetation is installed and the soil erosion control measures have been removed.

(5) Inspection Requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Inspector when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections made by the Inspector.

(6) Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Inspector. The Inspector, upon notification, may make the requested inspection and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder where the same fails to comply with this code. Any inspections that do not comply with the code shall be corrected to comply with the code. The Inspector shall be notified when compliance is made and such portion may be re-inspected by the Inspector.

(7) Construction Under the UDC. Inspections listed in the State of Wisconsin Department of Safety and Professional Services Uniform Dwelling Code for dwellings constructed after June 1, 1980,

- shall be required by this code and performed by the Building Inspector.
- (8) Inspection Record Card. An inspection record card may be issued with a building permit. If an inspection record card is issued, the contractor or property owner shall post the card for the Inspector's signature/approval. The contractor or property owner shall request inspections as indicated on the inspection record card and this code section.

PART II. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART III. This ordinance shall take effect and be in force from and after its passage and publication.