



BANNOCK COUNTY

Planning & Development
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BUILDING
ENGINEERING
PLANNING AND ZONING

Bannock County Planning & Development Live-Stream Inspection Policy and Procedures

Scope

The Bannock County Building Department is implementing a new policy for live-streaming video inspections for building foundation footings. This optional service is provided in response to the increase in demand for construction and the availability of inspectors for inspecting this construction. The intent of this policy is to save both contractors and inspectors some of the time that is lost due to traveling between different construction sites. For footing inspections, this would allow a contractor to live-stream the inspector after completion of the work and to pour concrete as soon as the inspection is passed off through the live-streaming process. This policy will establish live-stream inspection procedures and set a minimum standard for live-stream video inspections.

Process

In order for these types of inspections to occur, both the contractor and inspector need access to a dependable internet connection on a mobile device. It will be necessary that both parties are using a video-calling app that is compatible with multiple types of devices. It is also necessary that the contractor have a copy of the permit on hand and any tools ready in case measurements need verified. Ladders for changes in footing elevation should be ready on-site if needed and in some cases a level may also be needed in order to verify the slope on the bottom and top of the footing.

A footing inspection should be scheduled in advance. Current department policy requires a 24-hour advance notice. Before the scheduled inspection time, the contractor should ensure that all work is complete and the permit is in-hand with all necessary tools. The contractor should be at the location where the address is posted. After completing all these tasks, the contractor may call the inspector at the time scheduled for that inspection. Ideally, the inspector will have a copy of the plans ready with a list of inspection items. The contractor will then use a mobile device to show the permit to the inspector and the address posting. If the location does not show any defining structures on the site then the contractor can pan a 360-degree view of the lot so the location can be determined. After the location is verified, the inspector will guide the contractor through the site. Different points along the way may require a closer look at different components. At the end of the inspection, the inspector will either pass off the work or request changes that may require another inspection. The inspector will use the live-stream to record the results of the inspection.

The following list breaks down the procedure by points

- 1) Schedule an inspection with Bannock County Planning and Development
 - a. The department will send this guide and any other relevant materials to the contractor
- 2) Pre-Inspection – before the inspection time the contractor should ensure that:
 - a. All work is completed
 - b. A copy of the permit is in hand
 - c. Tools ready
 - d. Contractor is located at the address posting
- 3) Inspection – Checklist of inspection points for footings
 - a. Footing width, depth and slope
 - b. All reinforcement is in place
 - i. Number and spacing
 - ii. Lap splices are minimum allowed (20" typical)
 - iii. Reinforcement bars are tied properly
 - iv. Reinforcement bars have minimum 3 inches of cover
 - c. Uffer present and correctly tied in
 - d. Dowels on site
- 4) Results
 - a. Construction work passed off (permission to pour)
 - b. Requested changes (re-inspection may be required)

The building inspector will make decisions based on the video feed provided. Although each point of the inspection will methodically verify that necessary components are in place and properly installed, peripheral conditions unknown to the inspector may potentially compromise the integrity of the work. It is crucial for the contractor to be aware of these types of conditions and to communicate them with the inspector in the event that they arise. Building inspectors can only be responsible for the conditions that are known.



Chase Clark
Building Official

3/5/18

Effective Date

Date Retired