



DEPARTMENT OF BUILDINGS
EXECUTIVE OFFICES
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OPERATIONS
POLICY AND PROCEDURE NOTICE # 20/90

To: Distribution
From: Barry G. Cox
Date: July 23, 1990
Subject: Scheduled Construction Inspections

Effective: July 23, 1990

Amended: Joseph White's February 11, 1986 memorandum as it relates to the minimum number of inspections at designated stages of construction; and the requirement to maintain a Scheduled Inspections Log Book.

Referenced: Fredric J. Pocci's Operations Policy and Procedure Notice # 23/88 dated October 4, 1988.

Purpose: The combination of controlled inspections filed by licensed professionals and site safety inspections by the BEST Squad safeguard the structural stability of structures built under New York City codes and protect the public safety. The city's inspectorial resources can be more efficiently utilized and the public better served if complaints are responded to as expeditiously as possible.

The guidelines outlined below set forth this agency's policy regarding the minimum number of on-site construction inspections for new and altered buildings.

Electrical and plumbing inspections will continue to be made consistent with applicable codes, rules and regulations.

Should circumstances require more than the minimum number of inspections, Borough Superintendents will take whatever action they believe appropriate.

One and Two Family Homes

This type construction will be inspected one time prior to the final inspection for a certificate of occupancy.

This inspection should occur when the house is framed-out and before interior walls are sheetrocked.

Tract Housing:

This type construction will be inspected one time prior to the final inspection for a certificate of occupancy consistent with the above.

Identically designed structures may be inspected on a 1:15 ratio. Differently designed units, if any, will be treated the same as one and two family homes.

All Other New Construction

In addition to an inspection for a certificate of occupancy, these structures shall be inspected two times from excavation through superstructure and interior.

Special attention should be given to fire walls and partitions, shaftways, and egress requirements.

Alterations:

A major alteration requiring a change in the certificate of occupancy will be inspected once.

Scheduled Inspections Log Book:

The requirement to maintain a Scheduled Inspections Log Book is eliminated.

BGC:mh