

“Work” Done Without a Building Permit and/or Inspections

Subject

The policy of the Department will be to require a design professional to conduct an investigation into the existing construction and prepare a report which shall address the acceptance of all building components (electrical, plumbing, heating, structural, fire protection, etc.) to satisfy the current code requirements. This report shall be submitted with a set of plans for a permit. The Department will check the plans and report as if it were submitted for new construction.

The owner and design professional will provide a detailed description of the “work” and any code violations. The plans shall include the method used to verify that hidden work will comply with the codes. The plans shall be stamped by the design professional in accordance with state law.

Permit fees will be based on Washoe County Code. The investigation fee shall equal the permit fees as set forth in Table 1-A.

After the permit has been issued, the design professional shall arrange with the Department for inspection(s). The design professional shall be present at the inspection and will conduct a “tour” with the inspector. If the work is in conformance with the plans, then the inspector will “Final” the building permit.

Work done on footings and foundations without a permit should be charged an investigation fee equal to the value of foundation.

Background

During the course of buying a home, the new owner may find that previous owners did “work” without the benefit of permits and/or inspections. This is a reality, but unfortunate. It is the responsibility of the Department to necessitate that life safety requirements be provided. We would be inattentive in that duty if we turned our back to the violation once made aware of the situation. The process of obtaining the permit may involve other design professionals in the development of the investigative report. For example, it would be our recommendation that Sheetrock is removed for proper inspection of framing and electrical but this is a decision for the design professional to make.