



TECHNO-GRAM 003-2018



- SUBJECT:** Third-Party Inspection Program – Residential (TPIP–R) Construction
- PURPOSE:** To establish the Department of Permitting, Inspections and Enforcement’s (DPIE) policies and procedures for specific residential inspections
- SCOPE:** Expansion of the Voluntary Third-Party Inspection Program (TPIP) to include new construction, renovation work, building additions and modifications to existing construction

In response to an increasing number of builder requests received for residential inspections, the Third-Party Inspection Program has been expanded. Effective June 1, 2018, an approved Third-Party Inspector may be utilized to conduct inspections in the following areas:

- Foundations (allowable bearing capacity) (126)*
- Foundation walls (134)
- Foundation drainage/waterproofing systems (081, 136)
- Below basement slab (4” base course, drain tile, vapor barrier) (162)
- Garage slab (150)
- Areaway (frost footings, walls, stairs, drain) (084)
- Stoops (084)
- Lead walks (150)
- Concrete flat work (084)
- Driveways (150)
- Patios (150)
- Drain tile and backfill (136, 081)

*Numbers in parentheses are inspection request codes.

Responsibilities:

The developer/builder applicant will need to indicate selection of the TPIP-R option at the time of building application submission. Use of County inspector will not be allowed during the construction phase for the above listed areas once the TPIP-R selection is made.

Costs for third-party inspections are the responsibility of the permittee/owner.

All required inspections for wall bracing, framing, electrical, mechanical, sprinkler, energy requirements and final approval shall be performed by an inspector from DPIE’s Inspections Division, excluding those related to slabs and footings which shall be inspected by the Third-Party Inspector.

The DPIE Director, based upon the recommendation of the Inspections Division, will approve inspectors and include them in an approved DPIE TPIP list for residential inspections. Only approved Third-Party Inspectors will be allowed to perform residential inspections.

DPIE’s Inspections Division staff will monitor and conduct random quality control inspections of the work performed by a Third-Party Inspector. If work performed by a



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Third-Party Inspector does not meet the standards set forth in the County Code or the TPIP, the Inspector (firm) can be suspended or terminated from the program. A Third-Party Inspector aggrieved by a suspension or termination may appeal the decision of DPIE's Inspections Division in writing to the Director or his/her designee.

To qualify as a Third-Party Inspector, an individual must:

- Be certified as a Residential Building Inspector through the International Code Council;
- Be employed by a firm primarily engaged in engineering/construction inspections and able to provide the necessary certification attesting to the firm's primary focus;
- Be supervised by a Maryland registered professional engineer who also is preapproved by DPIE's Inspections Division;
- Not be partnered or affiliated with the builder, developer or subcontractor of the project;
- Ensure that construction complies with County-approved building plans, local amendments and International Residential Code;
- Not approve an inspection if, while performing a footing inspection, unsuitable material or saturated subsoil conditions indicating a high water table or severe soil conditions are identified. The Third-Party Inspector is to notify DPIE's Inspections Division immediately of the conditions identified in the inspection to allow DPIE Code Enforcement Officer to make a determination as to how to proceed;
- Provide testing of materials and results of same (i.e., subgrade, fill, concrete, etc.) where quality is required by the Code; and
- Record on the back of the Building Permit, and at the time of inspection, the following:
 1. Date/time of inspection
 2. Printed name of Inspector
 3. License/certification number of Inspector
 4. Inspector's firm name
 5. Contact phone number
 6. Type of inspection
 7. Inspection result (pass/fail)
 8. Signature
 9. Photograph of front and back of permit, which is required for TPIP-R documentation and daily reports



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After inspection by a Third-Party Inspector:

- Professional Engineer overseeing the Third-Party Inspector shall provide written certifications by e-mail to the Field Superintendent within three (3) business days of the inspection;
- Certifications provided shall be in the format of Attachment #6A (see attachment);
- Superintendent shall attach a copy of all third-party inspection results to the field permit/job card and be able to present the inspection results, upon request from a County Inspector, within four (4) days after the inspection;
- Once the footings, foundation walls, basement slabs, garage slabs, areaway, drain tile and backfill have been inspected and approved by the Third-Party Inspector, the framing of the structure shall be allowed to commence after review and approval of all certifications/documents/testing results by the County Inspector;
- Inspections conducted by County Inspectors are required prior to structural framing and shall be requested through the County's Automated Inspection Request/Information System (AIRIS), Code 101;
- If the third-party certifications are not in accordance with this Techno-gram and/or the inspection reports are not available, the inspection request shall be rejected;
- If the County Inspector finds that work has progressed without the required inspections from an approved Third-Party Inspector, the County Inspector will issue a Stop Work Order causing all work being performed to immediately stop;
- Upon approval, the County Inspector shall sign the permit allowing work to proceed;
- Once the County Inspector has approved the third-party inspections and allowed the work to proceed, the inspections performed by the Third-Party Inspector shall be entered into the County's Inspections Result System — Engineers Certification Accepted (947);
- No further work can commence until all appropriate certifications have been approved by the County Inspector;
- All third-party certifications are to be scanned and attached to the case number/permit in ePermits to allow for retrieval at a later date.



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If the referenced steps are not followed and completed as required, the following penalties will be imposed:

1. If third-party certifications are not in accordance with this Techno-gram and are not available upon request, the initial county inspection request shall be rejected.
2. If the County Inspector finds that work has progressed without the required inspections from an approved Third-Party Inspector, the County Inspector shall issue a Stop Work Order and levy a fine of one thousand dollars (\$1,000) per day as the violation continues.
3. Until all inspections are brought up to date, and the fines imposed are paid in full, the Stop Work Order will be in effect.
4. All fees and fines are to be paid prior to the next inspection, with a receipt available onsite for review by the County Inspector prior to lifting the Stop Work Order and/or performing additional inspections.
5. Repeated violations will result in a three-month suspension of use of TPIP; and County Inspectors will resume requested inspections during the suspension period at an additional cost to the permittee/owner.

It should be noted that a copy of the Building Permit and approved plans must be at the site and available prior to the start of any construction and inspection work. Inspections shall be in accordance with DPIE's *Third-Party Inspection Program (TPIP) Manual*, 2018 Edition. Any item not addressed in this Techno-gram is governed by DPIE's *Third-Party Inspection Program (TPIP) Manual*.

Approved by:

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Haitham A. Hijazi
Director

June 1, 2018

Date



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ATTACHMENT #6A

PRINCE GEORGE'S RESIDENTIAL CERTIFICATIONS
FINAL DECLARATION DOCUMENT

Permit No.: _____

Address: _____

Date Inspected: _____ Inspector: _____

In accordance with the International Residential Code (IRC) as adopted by Prince George's County Government, qualified personnel from this office have inspected the following construction features and prepared areas to receive concrete, and have found that they are in accordance with the approved plans and the County Code.

- Foundation/waterproofing/dampproofing (R406.1, R406.2) and drain tile system (R405.1) (136)
- Backfill (R406.4) (081), exterior drainage system (R405.1) and base (R506.2.2) (136)
- Garage slab reinforced/un-reinforce/structural (R402.2, 3500 psi, 5-7% air) (150)
- Basement slab (R402.2) (162), vapor barrier (R506.2.3), interior drainage system (R405.1) and base (R506.2.2) (136)
- Other concrete flatwork (R402.2, 3500 psi, 5%-7% air) (sidewalk, driveways, patios, stoops, areaways, apron, lead-ins) (084)

We have inspected the location according to the approved plans and have verified that all forms in place are in compliance with the IRC requirements.

The following field modifications have been found acceptable according to good engineering practices and are acceptable by the IRC, subject to the modification of the approved plans and the review and approval by the County:

Print Name

Respectfully submitted,

Cell Number

MD PE (Sign & Seal)