



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS



Global Connections Day Building Safety Service Provider

September 2017

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WHO WE ARE & WHAT WE DO



Permit Issuance & Plan Review



**Construction and Property
Maintenance Inspections**



Zoning Regulation & Enforcement



Vacant Property & Abatement



**Business & Professional Licensing
Administration**



Permit Issuance & Plan Review

PLAN REVIEW

- **Building Plan Review**
 - Ensures Code Compliance
- **Green Building Program**
 - Energy Code, Green Code, and Green Building Act through permitting, inspections ,and certificate of occupancy review
- **Office of the Zoning Administrator**
 - Plan review and Enforcement of Zoning Regulations
- **Office of the Surveyor**
 - Building Plats, Surveys, and Land Records
 - Certificates of Occupancy, Home Occupancy Permits, and Subdivisions



Construction Inspections

CONSTRUCTION INSPECTIONS

- **Types of Inspections**

- Building
- Electrical
- Plumbing
- Mechanical
- Fire Protection



- **Stages of Inspections**

- Site Development
- Footings/Foundation/Slab
- Framing/Rough-in
- Insulation
- Final



DCRA'S THIRD PARTY PROGRAM

DCRA supplements the resources of its plan review and inspection staff through a Third Party Program, which authorizes qualified Third Party entities to perform inspections and plan reviews and to certify that such work complies with the District of Columbia Construction Codes. Third Party Agencies are hired by the project owners.



NUMBER OF THIRD PARTY AGENCIES

- Currently we have **82** approved Third Party Program Agencies
- What do they do?
 - Plan Review
 - Inspections
 - Special Inspections
 - Elevators



HOW DOES DCRA OVERSEE THIRD PARTY AGENCIES?

- **Oversight**

- Performs cursory review of all Third Party reviewed plans for code compliance
- Performs random inspections of all Third Party inspected properties
- Review Third Party Plan Review documents for both commercial and residential projects
- Review Third Party Inspection reports
- On-site audits of each agency



- **Compliance**

- Conduct Quality Assurance reviews
- Issue disciplinary actions
- Work with Third Party agencies on contractor and owner issues

- **Training**

- Provide ethics training and provide specific trainings on identified problem areas

THIRD PARTY PLAN REVIEW

- **What do Third Party Plan (TPP) Reviewers do?**
 - The TPP Plan Reviewers perform plan review services for both commercial and residential construction projects
 - They review all documents for code compliance based on the District of Columbia Construction Code
- **What is DCRA's role in the TPP Process?**
 - Verify plan documents follow the plan submission guidelines
 - Perform oversight reviews of the submitted plan documents to verify compliance with the District of Columbia Construction Code



THIRD PARTY INSPECTIONS

- **What do Third Party Inspectors do?**
 - The Third Party Inspection Agencies perform inspections for both commercial and residential projects
 - They ensure that the construction is done in compliance with the permit issued and the District of Columbia's Construction Code



THIRD PARTY STATISTICS

During FY17, we DID the following:

- Visited Third Party Agencies job sites **862** times
- Issued **50** Stop Work Orders for Work Exceeding Permit
- Process **5780** Third Party Reports
- Processed **722** Certificates of Occupancy Applications

What is the impact of this work?



DISCIPLINARY ACTIONS TAKEN

- During FY 17 we have issued **220** disciplinary actions against Third Party Agencies
- The most common disciplinary actions taken were for the following violations:
 - Failure to properly document and cite construction code violations that pertain to fire and life safety
 - Exceeding the of scope of permits
 - Non-compliance with Conditional Certificate of Occupancy's

COMMON DEFICIENCIES

Over the last Fiscal year we have found the following:

- **Common Deficiency 1**
 - Fire alarms/sprinkler systems installed improperly
- **Common Deficiency 2**
 - Work inspected and approved by the Third Party Agency that exceeded the scope of the approved plans (applicants built more than they were allowed to build)
- **Common Deficiency 3**
 - Failure to follow the established guidelines for obtaining a conditional Certificate of Occupancy (CCO) and then failing to monitor their client's compliance with those conditions



THINGS TO CONSIDER

- Since 2016, we simplified and streamlined Third Party Program to increase life-safety for all visitors and residents in the District of Columbia. How did we do it?
- **Major Changes**
 - Qualifications
 - Green and Energy plan review and inspections
 - Enhance Oversight and Compliance
 - Stronger Conflict of Interest Provisions
 - Stronger Quality Assurance Program
 - Increased Discipline and accountability
 - Mandatory Training
- **Have the Major Changes Worked?**
 - Yes? Why?



THANK YOU FOR
YOUR TIME

QUESTIONS?

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