

INSPECTION OF THE CONSTRUCTION PROJECT

Proper organization of inspection activities benefits all stakeholders.

Inspection is an important element of the construction process and can reduce the detrimental effects of errors and provide clarifications for the fabrication, installation and operation for the project. The goal is to confirm the construction is compliant with contract documents.

Inspections may be performed by representatives from the following:

- Public Agency
- Owner
- Third party inspection service
- Design Team

The inspection services need to be properly organized to be effective. This starts with a clear understanding of the terms used and the role of each of the design and construction team parties.

Terms:

“Inspection” - refer to *Glossary Terms for Construction Guidelines*.

“Observation” – refer to *Project Visits and Observations* guideline.

“Testing” – refer to *Testing Services During Construction* guideline.

Inspection Responsibilities:

Owner and/or Owner’s Third-Party Inspection Service

The Owner and/or the third-party inspection service can inspect the work to confirm that the project is accurately constructed in accordance with the Construction Documents and applicable codes.

The Owner may expand the normal services of the Design Team to include more participation in the field up to and including providing inspection services. This can be advantageous to the entire project team since the Design Professionals have knowledge of the project and are already committed to achieving success.

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American Institute of Architects, St. Louis Chapter
American Council of Engineering Companies of Missouri
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Greater St. Louis Chapter, Construction Specifications Institute
St. Louis Chapter of International Facilities Management Association

Different building codes mandate independent inspection for critical portions of the project (structural work, soils, masonry, etc.) When required the Design Professional, in responsible charge, shall submit a list of special inspections required.

Any deviations from the Contract Documents must be brought to the attention of the Owner, Design Professional and Contractor as soon as practical.

Design Professional

On most projects the Design Professional will make site visits for observation and may perform inspections. The Designer will observe the Work to ensure that it is consistent with the design intent and will make prompt written notification of non-conforming work, prompting additional inspection.

Contractor

The General Contractor and the Subcontractors are responsible for overall quality, safety and execution of the project, in accordance with contract documents. Contractor shall confirm, coordinate and cooperate with inspection services through completion of the project.

Public Agencies and/or Authorities Having Jurisdiction

Public agencies provide inspection services to ensure that regulatory requirements are satisfied.

REFERENCES:

International Code Council Code Books

AIA Standard Form of Agreement between Owner and Architect

EJCDC (Engineers' Joint Contract Documents Committee) Standard Form of Agreement between Owner and Engineer for Professional Services

Construction Guidelines "Project Visits & Observations", "Commissioning" and "Testing Services During Construction"

CSI Project Delivery Practice Guide

AIA A201 General Conditions

ConsensusDOCS Form 240 Agreement between Owner and A/E

ConsensusDOCS Form 200 Agreement between Owner/Contract and General Conditions

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