U.S. Department of the Interior Deputy Assistant Secretary – Indian Affairs (Management) Office of Facilities, Property and Safety Management Division of Safety and Risk Management



Final Inspection and Certificate of Occupancy Guidelines

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Deputy Assistant Secretary – Indian Affairs (Management)
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PURPOSE:

These guidelines are intended to outline the Division of Safety and Risk Managements (DSRM) final inspection requirements, procedures and, if applicable, issuance of an Indian Affairs Certificate of Occupancy (CO).

The Division of Safety and Risk Management is responsible for enforcement of Indian Affairs (IA) policy, adopted safety and health codes and mandated standards for IA controlled facilities, including operations, under the contract provisions of Public Law 93-638 and Public Law 100-297.

POLICY:

It is the policy of Indian Affairs to ensure that all operations, new construction, major alterations and improvements, minor remodeling, maintenance and program operations comply with applicable Federal regulations, guidelines, and national model codes and standards adopted by Indian Affairs.

AUTHORITY:

The Chief, Division of Safety and Risk Management is designated as the IA Safety and Health Manager (485 DM 2.9.) This position is responsible for: Acting as the "Authority Having Jurisdiction" pursuant to the National Fire Codes, the Uniform Plumbing and Mechanical Codes, the Americans with Disabilities Act, and the Architectural Act for the enforcement of IA policy, including adopting safety and occupational health codes, policy, and mandated standards.

ACCEPTANCE OF NEW WORK:

After installation of new equipment, new construction, or major rehabilitation work, the Division of Safety and Risk Management or its authorized representative will inspect for compliance with Indian Affairs adopted safety and health codes, policy and mandatory standards. Final inspection information will become a part of the overall inspection report or punch list. Deficiencies that appear on a contractor's punch list should not be encoded into the Indian Affairs' Facilities Management System (IAFMS).

The DSRM Final Inspection **IS NOT** intended to be a construction contract Quality Assurance inspection.

PRE-INSPECTION REQUIREMENTS AND PROCEDURES:

- A. Prior to requesting a DSRM Final Inspection, the following items shall be completed and submitted to DSRM:
 - 1. Contractor's Substantial Completion of the project;
 - 2. Architect's and IA Project Manager or designated representative inspection of the Substantial Completion work;
 - 3. Issuance of the "Declaration of Substantial Completion";
 - 4. Request for Final Inspection/Re-Inspection and Certificate of Occupancy Form (Attachment 1) shall be submitted by the Indian Affairs (IA), Division of Facilities Management and Construction (DFMC) Project Manager, DFMC Point of Contact (POC), Bureau of Indian Affairs (BIA), or Bureau of Indian Education (BIE) Project Manager certifying that <u>all</u> work is completed including site work (i.e. sidewalks, accessible routes, ramps, stairs, parking areas and play areas/playgrounds), and that all systems (i.e., fire detection alarm, automatic sprinkler protection, emergency systems, HVAC, water systems, elevator, etc.) are fully operational and have been function tested as required;
 - 5. Certifications and documentation, as applicable, listed in Appendix 1 of this guideline.
- B. DSRM Authority Having Jurisdiction (AHJ) at its discretion may delegate the final inspection to the BIA Regional Safety Manager as its authorized representative.
- C. DSRM shall have received all applicable required certifications and documentation a minimum of 15 calendar days prior to the proposed final inspection date(s).
- D. DSRM Final Inspections will not be scheduled prior to submission of all required certifications and documentation.
- E. DSRM shall have received certification from the IA DFMC Project Manager, DFMC POC, BIA, or BIE Project Manager certifying that all appropriate contractors and personnel have been notified of the final inspection date, time, location and attendance has been confirmed. This certification shall be provided in written memorandum format and submitted to DSRM no later than 7 calendar days prior to the scheduled DSRM inspection.
- F. The Chief, DSRM, will disseminate an electronic confirmation that includes the final inspection date(s), time, name of the inspector, and any specific instructions when all documents have been received and the final inspection is confirmed.

ON-SITE INSPECION REQUIREMENTS AND PROCEDURES:

- A. Contractors and sub-contractors (as applicable) shall be scheduled the entire duration of the final inspection, and will be released at DSRM inspector's discretion.
- B. DSRM Inspectors have the authority to cease, postpone or cancel inspections at any point during the on-site inspection. Presumably, if the DSRM Inspector deems the project incomplete or personnel are not available to test their respective systems.
- C. If a final inspection is ceased, postponed or cancelled due to project incompleteness or unattended parties, the final inspection will be rescheduled when corrective actions have been taken and will commence when DSRM permits.

The following DSRM Final Inspection and Acceptance Test Table and DSRM Final Inspection Construction Design Conformance Table indicate the <u>minimum</u> criteria that shall be observed by the DSRM Inspector. It is the responsibility of the IA DFMC Project Manager, DFMC POC, BIA, or BIE Project Manager to ensure that prior to the DSRM final inspection, installers of the systems and construction components mentioned below receive these guidelines to ensure the required testing and verification has been completed and that adequate staff, equipment, construction documents, as-built drawings, etc., are available for the DSRM inspection.

DSRM Final Inspection and Acceptance Test Table (Not Necessarily All Inclusive)

Automatic Sprinkler System	The DSRM Inspector shall witness a test of the automatic sprinkler system, as applicable, in accordance with the requirements of NFPA 13 - Standard for the Installation of Sprinkler Systems, NFPA 13D - Standard for the Installation of Sprinkler Systems in One-and Two-Family Dwellings, or NFPA 13R - Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies. The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Stationary Fire Pump	The DSRM Inspector shall witness a test of the fire pump in accordance with the requirements of NFPA 20 - Installation of Stationary Pumps. The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Clean Agent Fire Extinguishing System	The DSRM Inspector shall witness a test of the clean agent fire extinguishing system in accordance with the requirements of <i>NFPA 2001 - Clean Agent Fire Extinguishing Systems</i> . The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.

Ventilation Control and Fire Protection of Commercial Operations	The DSRM Inspector shall witness a test of the commercial cooking equipment, ventilation control, and fire extinguishing system in accordance with the requirements of <i>NFPA 96 - Ventilation Control and Fire Protection of Commercial Operations.</i> The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Fire Flow Testing and Marking of Hydrants	The DSRM Inspector shall witness a hydrant flow test in accordance with the requirements of <i>NFPA 291 - Fire Flow Testing and Marking of Hydrants.</i> The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Fire Detection Alarm System	The DSRM Inspector shall witness a test of the fire detection alarm system in accordance with the requirements of <i>NFPA 72 - National Fire Alarm and Signaling Code</i> . The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Fire Dampers/Smoke Dampers	The DSRM Inspector shall witness a test of the fire dampers/smoke dampers, including drop test, in accordance with the requirements of NFPA 5000 – Building Construction and Safety Code and/or NFPA 101 – Life Safety Code. The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Fire Doors and Other Opening Protectives	The DSRM Inspector shall witness a test of the automatic closing fire doors, window shutters, and other opening protectives in accordance with the requirements of <i>NFPA 80 - Fire Doors and Other Opening Protectives</i> . The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Smoke Control Systems	The DSRM Inspector shall witness a test of the smoke control systems in accordance with the requirements of <i>NFPA 92 - Smoke Control Systems</i> . The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.

Means of Egress Emergency Systems	The DSRM Inspector shall witness a test of the Means of Egress emergency systems (emergency lighting and exit lighting) in accordance with the requirements of NFPA 70 - National Electrical Code, NFPA 5000 – Building Construction and Safety Code and/or NFPA 101 – Life Safety Code. The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Emergency and Standby Power Systems	The DSRM Inspector shall witness a test of the emergency and standby power systems in accordance with the requirements of <i>NFPA 110 - Emergency and Standby Power Systems</i> . The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Hydraulic Elevator/Electric Elevator or Platform Lift System	The DSRM Inspector shall witness a test of the hydraulic/electric elevator or platform lift system in accordance with the requirements of the American Society of Mechanical Engineers (ASME), American National Standard Safety Code for Elevators and Escalators (ASME A17.1/CSA B44 Handbook) and the ADAABAAG standards and/or the requirements of the American Society of Mechanical Engineers (ASME), American National Standard Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1) and ADAABAAG standards. The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.
Folding and Telescopic Seating	The DSRM Inspector shall witness a test of the folding and telescopic seating in accordance with the requirements of NFPA 102 – Grandstands, Folding and Telescopic Seating, Tents, and Membrane Structures. The test shall be performed by a manufacturer's representative or the system installer. The manufacturer's representative or system installer shall verify compliance prior to DSRM onsite observation.

DSRM Final Inspection Construction Design Conformance (Not Necessarily All Inclusive)

Building Safety Code	The DSRM shall inspect conformance for building safety code in accordance with the requirements of NFPA 5000 – Building Construction and Safety Code and/or NFPA 101 – Life Safety Code.
Accommodations for People with Disabilities	The DSRM shall inspect conformance for Accommodations for People with Disabilities in accordance with the requirements of the <i>American with Disabilities Act and Architectural Barriers Act Accessibility Guidelines (ADAABAAG)</i> .
Elevators/Platform Lifts	The DSRM shall inspect conformance for passenger and freight elevators, dumbwaiters, escalators, or moving sidewalks with the requirements of the American Society of Mechanical Engineers (ASME), American National Standard Safety Code for Elevators and Escalators (ASME A17.1/CSA B44 Handbook) and ADAABAAG standards.
	The DSRM shall inspect conformance for platform lifts shall conform to the ASME American National Standard Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1) and ADAABAAG standards.
Mechanical Systems: Liquefied Petroleum Gas	The DSRM shall inspect conformance for Liquefied Petroleum Gas in accordance with the requirements of NFPA 58 - Liquefied Petroleum Gas, and NPFA 86 – Ovens and Furnaces.
Mechanical Systems: Natural Gas	The DSRM shall inspect conformance for Natural Gas in accordance with the requirements of NFPA 54 – Natural Fuel Gas Code, and NPFA 86 – Ovens and Furnaces.
Mechanical Systems: Oil	The DSRM shall inspect conformance for Natural Gas in accordance with the requirements of NFPA 54 – Natural Fuel Gas Code, and NPFA 86 – Ovens and Furnaces.
Mechanical Systems: Electrical	The DSRM shall inspect conformance for electrical heating and cooling systems in accordance with the requirements of NFPA 70 - National Electrical Code.
Mechanical Systems: Electrical	The DSRM shall inspect conformance for cooling and ventilation systems in accordance with the requirements of the <i>Uniform Mechanical Code and NFPA 90A – Installation of Air Conditioning and Ventilating Systems.</i>
Electrical	The DSRM shall inspect conformance of electrical distribution and installation in accordance with the requirements of NFPA -70 National Electrical Code, and the National Electrical Safety Code.

Environmental Quality: Liquid Waste	The DSRM shall inspect conformance of liquid waste in accordance with the requirements of applicable parts of 40 CFR, Protection of the Environment, and 29 CFR 1910, General Industry, Occupational Safety and Health Standards (OSHA).
Water Facilities	The DSRM shall inspect conformance of domestic water facilities in accordance with the requirements of applicable parts of 40 CFR, Protection of the Environment, and 29 CFR 1910, General Industry, Occupational Safety and Health Standards (OSHA).
Illumination	The DSRM shall inspect conformance of illumination in accordance with the requirements of the <i>Illuminating Engineering Society Standards and Regulations on Illumination, 29 CFR 1910, General Industry, Occupational Safety and Health Standards (OSHA), and Public Health Service - Institutional Sanitation Guidelines.</i>
Heating, Ventilation and Air Conditioning (HVAC)	The DSRM shall inspect conformance for heating, ventilation and air conditioning in accordance with the requirements of the <i>Uniform Mechanical Code, NFPA 90B – Installation of Warm Air Heating and Air Conditioning, and American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standards.</i>
Pest, Vector and Vermin Control	The DSRM shall inspect conformance on pest, vector and vermin control in accordance with the requirements of applicable parts of 40 CFR, Protection of the Environment, 29 CFR 1910, General Industry, Occupational Safety and Health Standards (OSHA, Public Health Service - Food Services Sanitation Manual and Public Health Service - Institutional Sanitation Guidelines.
Plumbing	The DSRM shall inspect conformance of plumbing installations, equipment and fixtures in accordance with the <i>Uniform Plumbing Code and ADAABAAG standards</i> .

POST-FINAL INSPECTION REQUIREMENTS AND PROCEDURES:

Upon completion of the final inspection, a Final Inspection Report will be transmitted from the Chief, Division of Safety and Risk Management to the DFMC, Chief, Division of Design and Construction and a copy of the report transmitted to the appropriate IA Project Manager, IA POC, or BIE Project Manager for dissemination.

Upon correction of identified deficiencies, the appropriate IA Project Manager, IA POC, or BIE Project Manager shall submit to the DSRM the Certification of Permanently Corrected Deficiencies (Attachment 2) and hard copy photographic documentation validating that all deficiencies have been permanently corrected. Each photograph shall be labeled to correlate with the identified deficiency item number as depicted in the final inspection report.

CERTIFICATE OF OCCUPANCY:

Building Construction and Safety Code - NFPA 5000, Certificate Requirements

No building hereafter erected, altered, or relocated or for which a change of occupancy has been made, shall be used in whole or part until a certificate of occupancy has been issued by the authority having jurisdiction certifying that the building and occupancy are in accordance with the provisions of this *Code* and all other laws and regulations applying thereto.

When the building or part thereof complies with the provisions of all pertinent laws and regulations, the authority having jurisdiction shall issue the certificate of occupancy for the building or part thereof.

A. Temporary Certificate of Occupancy

A temporary certificate of occupancy shall be permitted to be issued by the authority having jurisdiction for use of parts of a building prior to completion of the entire building.

B. Conditions of Certificate of Occupancy

A certificate of occupancy shall be conditioned upon the following:

- 1. The completed project meets the conditions of the approved construction documents, including all amendments; and all prior approvals;
- 2. All necessary inspections have been completed, and the completed project meets the requirements of this *Code*;
- 3. All violations have been corrected;
- 4. All protective devices and equipment required to be installed by this *Code* continue to be operational, as required by this Code;
- 5. All quality assurance programs required by Chapter 40 of this *Code* have been completed.

C. Revocation of Certificate

When any building or part thereof is being used contrary to the provisions of this *Code*, or any other laws or regulations of the jurisdiction, the authority having jurisdiction shall be authorized to revoke a certificate of occupancy and order such use or occupancy discontinued and the building or part thereof vacated. The authority having jurisdiction shall provide written notice of the revocation of the certificate to the person (s) using or causing to be used such buildings or parts thereof. Continued use of the building or part thereof after the certificate of occupancy has been revoked shall be in violation of this *Code* and subject to the penalties prescribed by law.

Final Inspection Required Documents

Automatic Sprinkler Protection System

- Contractor's Material and Test Certificate for Aboveground Piping©
 (NFPA 13 Standard for the Installation of Sprinkler Systems)
 (NFPA 13R Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies)
- 2. Contractor's Material and Test Certificate for Underground Piping© (NFPA 13 Standard for the Installation of Sprinkler Systems)

Stationary Fire Pump System

- 1. Contractor's Material and Test Certificate for Fire Pump Systems© (NFPA 20 Installation of Stationary Pumps)
- 2. Contractor's Material and Test Certificate for Private Fire Service Mains© (NFPA 20 Installation of Stationary Pumps)
- 3. Centrifugal Fire Pump Acceptance Test Form© (NFPA 20 Installation of Stationary Pumps)

Clean Agent Fire Extinguishing System

 Enclosure Integrity Test Report (NFPA 2001 - Clean Agent Fire Extinguishing Systems)

Wet Chemical Extinguishing System

1. Wet Chemical System Acceptance Report (NFPA 17A - Standard for Wet Chemical Extinguishing Systems

Hydrants

1. Hydrant Flow Test Report (NFPA 291 - Fire Flow Testing and Marking of Hydrants)

Fire Detection Alarm System

[NOTE: Submit System Record of Completion and the Applicable Supplementary Record(s)]

- 1. System Record of Completion© (NFPA 72 National Fire Alarm and Signaling Code)
- 2. Emergency Communications Systems Supplementary Record of Completion© (NFPA 72 National Fire Alarm and Signaling Code)
- 3. Power Systems Supplementary Record of Completion© (NFPA 72 National Fire Alarm and Signaling Code)
- 4. Notification Appliance Power Panel Supplementary Record of Completion© (NFPA 72 National Fire Alarm and Signaling Code)

- 5. Interconnected Systems Supplementary Record of Completion© (NFPA 72 National Fire Alarm and Signaling Code)
- 6. Deviations from Adopted Codes and Standards Supplementary Record of Completion© (NFPA 72 National Fire Alarm and Signaling Code)
- 7. System Record of Inspection and Testing© (NFPA 72 National Fire Alarm and Signaling Code)
- 8. Notification Appliance Supplementary Record of Inspection and Testing© (NFPA 72 National Fire Alarm and Signaling Code)
- 9. Initiating Device Supplementary Record of Inspection and Testing© (NFPA 72 National Fire Alarm and Signaling Code)
- 10. Mass Notification System Supplementary Record of Inspection and Testing© (NFPA 72 National Fire Alarm and Signaling Code)
- 11. Emergency Communication Systems Supplementary Record of Inspection and Testing© (NFPA 72 National Fire Alarm and Signaling Code)
- 12. Interface Component Supplementary Record of Inspection and Testing© (NFPA 72 National Fire Alarm and Signaling Code)

<u>Asbestos (Education Facilities)</u>

1. Written statement certifying that no asbestos containing materials were used. (40 CFR - Protection of the Environment, Part 763)

Emergency Systems

1. Written record of the emergency systems (emergency lights and exit lights) operational tests. (NFPA -70 National Electrical Code)

Emergency and Standby Power System

1. Initial Installation and Prestart Checklist. (NFPA 110 - Emergency and Standby Power Systems)

Hydraulic/Electric Elevator System

- 1. Initial Inspection Report.
 (American Society of Mechanical Engineers (ASME), American National Standard Safety Code for Elevators and Escalators (ASME A17.1/CSA B44 Handbook)
- 2. Certificate of Elevator Inspection.
 (American Society of Mechanical Engineers (ASME), American National Standard Safety Code for Elevators and Escalators (ASME A17.1/CSA B44 Handbook)

Folding, and Telescopic Seating

 Written statement certifying statement that the seating has been installed in accordance with approved design documents and tested in accordance with manufacturer's specifications and NFPA requirements. (NFPA 102 – Grandstands, Folding and Telescopic Seating, Tents, and Membrane Structures)

(Attachment A)

U.S. Department of the Interior Deputy Assistant Secretary – Indian Affairs (Management) Office of Facilities, Property and Safety Management Division of Safety and Risk Management

Request for Final Inspection/Re-Inspection and Certificate of Occupancy Form Submit this Form and ALL Required Documentation to Division of Safety and Risk Management (DSRM)

Site Name:	IA-FMS Site ID:			
Project Description:	Project No:			
IA POC, IA, BIA or BIE Project Manager:	Telephone No.:			
eMail Address:	Proposed Date for Inspection:			
Required documentation as listed in the Final Inspection ar has not been completed by the requested inspection date, the	nd Certificate of Occupancy Guidelines, Appendix 1. If work he inspection will not be scheduled.			
The following required documentation, as applicable, is here as the Authority Having Jurisdiction.	by submitted to the Division of Safety and Risk Management,			
□ Automatic Sprinkler Protection System (NFPA 13 - Standard for the Installation of Sprinkler Systems)	☐ Stationary Fire Pump (NFPA 20 - Installation of Stationary Pumps)			
□ Clean Agent Fire Extinguishing System (NFPA 2001 - Clean Agent Fire Extinguishing Systems)	☐ Hydrants (NFPA 291 - Fire Flow Testing and Marking of Hydrants)			
□ Wet Chemical System Acceptance Report (NFPA 17A - Standard for Wet Chemical Extinguishing Systems)	☐ Asbestos (40 CFR - Protection of the Environment, Part 763)			
□ Fire Detection Alarm System (NFPA 72 - National Fire Alarm and Signaling Code)	☐ Emergency and Standby Power Systems (NFPA 110 - Emergency and Standby Power Systems)			
□ Emergency Systems (NFPA - 70 National Electrical Code)	☐ Folding and Telescopic Seating (NFPA 102 - Grandstands, Folding and Telescopic Seating, Tents, and Membrane Structures)			
□ Hydraulic/Electric Elevator System (ASME A17.1/CSA B44 Handbook)	renes, and riembrane structures)			
and specifications available at the job site. I hereby certify that a l	equipment are on site and there is an approved copy of design plans II construction work for this project is complete and that the I with this request form to the Division of Safety and Risk			
Signature of IA POC, BIA or BIE Project Manager	Date			
This section for Division of Safety and Risk Management Use Only				
Scheduled Date	Assigned Inspector			
61.11.17	☐ Final Inspection			
Scheduled Time	□ Re-Inspection: 1 st 2nd 3rd			

Place on your Letterhead

Certification of Permanently Corrected Deficiencies

Date:	
To: Division of Safety and Risk Management	
From:	
Project Description:	
Project No.:	
Name of IA POC, IA, BIA or BIE Project Manager:	
As (IA POC, IA, BIA or BIE) Project Manager n the Division of Safety and Risk Management Final Inspection Reportequired, are hard copy photograph documentation validating that all dephotograph is labeled to correlate with the deficiency item number as de	t have been permanently corrected. Attached as efficiencies have been permanently corrected. Each
Signature of IA POC, BIA or BIE Project Manager	 Date