

Inspections COVID-19 Interim Policy

Version 3, Effective April 3, 2020

Effective immediately and continuing until further notice, Town of Garner Inspections (TOGI) will use the following interim policy to protect customers, staff and the community from the spread of COVID-19.

The measures outlined below are designed for use during the COVID-19 emergency only; they will not be permanent. This policy may continue to be updated as the situation changes.

TOGI is dedicated to serving its partners within the building industry even under these extraordinary circumstances. The work of the building industry is critical to our community, and we are steadfast in our commitment to supporting that work through permitting, plan review and inspections.

Our number one priority is the safety of our customers and staff during this time.

To that end, the following modifications are being made to field inspections policies, processes and workflows:

1. While in-person inspections are being performed in occupied spaces, particularly in areas where it may be difficult to maintain 6 feet of social distancing, our inspectors may request the **area be cleared of occupants and construction personnel while they conduct the inspection**. This will provide a safe environment for inspectors and customers with the proper separation as recommended by public health authorities.

- Staff performing residential inspections within **existing homes, duplexes, townhouses, apartment units, and condo units that are occupied** will be performing Live Remote Inspections (LRI) only effective April 6, 2020. LRIs, which are inspections using a “video chat” function on a smartphone or tablet with **a contractor who is onsite**, reduces exposure and the risk of transmitting COVID-19.

If a LRI is not feasible or cannot be completed, an inspection will be re-scheduled for a later date.

This protocol may be revised, as needed, as conditions on the ground and in the community evolve and as more information about the COVID 19 spread and risk become available.

2. We will consider Live Remote Inspections (LRIs) for certain types of work on other jobsites as an option when warranted. LRIs are only available under certain circumstances, including sufficient reception and **ability to clearly see the work.**

The following inspections cannot be performed by LRI:

- Wood framing inspections (commercial and residential)
- LRIs may be possible for re-inspections at the discretion of the inspector.
- Electrical rough inspections
- Final Certificate of Occupancy inspections
- Temporary Certificate of Occupancy (TCO) inspections
- Temporary Power and Utilities

3. Third-party inspections are an option if the **owner** of a project wishes to use that option. Only as allowed by current law and guidance paper from NCDOT/OSFM and for the components thereof.