



# City and Borough of Sitka

PUBLIC SERVICES

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City and Borough of Sitka Building Department  
**Metal-framed building inspections -  
reinspection fees**  
Policy 03-06

**Effective Date:** September 23, 2003

**Purpose:** To establish inspection standards which insure that metal-framed buildings are free from structural defects due to un-tightened structural bolt connections.

**Background:** Metal-framed buildings are assembled with structural bolts which must be fully tensioned, or tightened, for the frame to attain engineered strength. Insufficiently tightened framing connections present a safety risk and an increased risk of property damage. The Building Department conducts a framing inspection of metal framed buildings during construction. The Building Department inspects after the contractor has declared the building ready for inspection, or immediately prior to installation of wall coverings which restrict access to framing connections.

**In the past two years, nearly 100% of metal-framed buildings inspected by the Building Department have failed inspection.** Not only are many bolt-nut pairs insufficiently tightened, but often bolt-nut pairs are so loose they can be unscrewed with fingers alone. Examples of typical inspection findings include bolt holes without bolt-nut pairs inserted, or entire plates of 4-10 bolts with not a single tight bolt in the pattern.

**This high failure rate is unacceptable and dangerous.**

**Policy:** Metal frame buildings, including buildings with structural steel, will get a framing inspection upon request by the contractor or upon an inspector's observation that ongoing construction is restricting access to bolt-nut pairs.

If the frame fails inspection, a reinspection will be necessary. **A reinspection fee will be charged to the contractor for each reinspection.** Reinspection fees are charged at \$47 per hour, two-hour minimum.

As an alternative, a contractor may elect to exercise the Special Inspection provisions of International Building Code Chapter 17. The special inspector shall be a qualified person who shall demonstrate competence and professional independence, to the satisfaction of the Building Official, prior to any inspection work.

Approved:

  
Scott Brylinsky, Building Official

9-23-03  
Date