

---

# Mayor's Office on Disability

---



Edwin M. Lee  
Mayor

Carla Johnson CBO, CASp  
Director

## **RAD Site Inspection Minimum Requirements**

**General Note:** In order to maximize efficiency of MOD staff time, the general contractor shall check all work for completeness and correctness prior to calling for MOD inspection. Inspections scheduled for work found not to be ready will need to be cancelled and re-scheduled.

### **Required inspections**

Note: It is highly recommended that the building owner's representative attend all MOD inspections.

#### **A. Rough Frame Inspection:**

1. A rough frame inspection of all mobility, communication, adaptable and visitable dwelling units along with common use spaces (where renovation is occurring) shall be conducted prior to the OK TO COVER authorization.
2. The rough frame inspection shall be made after the installation of rough plumbing and electrical are complete, but prior to the installation of insulation. Device box installation shall be deemed to be a complete electrical installation.
3. Areas or spaces will not be inspected if deemed unsafe to enter by the MOD inspector. This includes, but is not limited to; trip hazards, fall hazards, risk of falling debris or tools from overhead, unhealthful temperatures, recent solvent or paint application, recent cleaning solution application, recent installation or movement of fiberglass insulation or other environmental hazards.
4. Grab bar, shower seat, and handrail concealed backing is a critical part of the rough frame inspection. Make sure all utilities in the wall, such as plumbing risers, are placed 1- 1/2 " back from the face of metal backing to allow for the penetration of 2 1/2" long grab bar fasteners.
5. Door maneuvering clearances, with special attention to strike side clearances, will be inspected.
6. Electrical outlet and switch box locations along with sub panel locations will be inspected. A commonly missed item is that outlets and switches are not placed within the allowable reach ranges for front or parallel approach.
7. The location of boxes for visual alarm appliances (strobes). In communication units, additional boxes for carbon monoxide and smoke detectors (with accompanying strobes) and doorbell chime /strobes will be checked.
8. Mock up and load testing of backing for folding grab bars, if provided.

**B. Additional Miscellaneous Inspections:**

1. Two dimensional mock ups of bathrooms or kitchens with tight maneuvering space, if stipulated during MOD plan review.
2. A demonstration of the removable cabinetry in bathrooms, powder rooms and kitchens will be required at the earliest possible stage.
3. All signage must be inspected and approved by the Lighthouse for the Blind; a copy of the final report must be received by MOD

**C. Final inspection:**

- A final inspection of all dwelling units and common use spaces undergoing renovation shall be conducted by MOD to verify the installation of all accessible and adaptable features throughout the housing complex.
- Note: Whenever possible, re-occupancy of units not occur until MOD has given final signoff of such units. Phasing of work must take this into consideration.

The final inspection will include but not be limited to:

1. Door maneuvering clearances throughout the building,
2. Doors equipped with closers will be tested for allowable opening pressure and timing on closing. Please have your door installer on hand for this inspection, as needed.
3. All doors equipped with power operators will be tested for opening speed, hold open time and closing speed along with stopping force, per BHMA A156.19 standard. Additional signs are also required for these doors.
4. Aisle widths and other path of travel clearances,
5. Counter and work station surface height,
6. Knee and toe spaces under kitchen and lavatory counters,
7. Mobility Kitchen counter height measured to the higher of either the rim of the sink or the counter top.
8. Aisle width in U shaped kitchens (60" Min between counter edges and appliances),
9. Clearances around all plumbing fixtures, where applicable,
10. Substantial attachment of grab bars, shower seats and handrails,
11. Insulation of hot, cold water supplies and p-traps under accessible sinks,
12. Placement of building signage

**D. Recommended Inspections**

Two dimensional mockup of unit bathrooms and / or kitchens for **all** unit bathroom and kitchen types.

**E. Administrative Issues**

- On multifamily housing projects use of the MOD Inspection Matrix is required to keep track of inspections and is to be filled in by the contractor as inspections occur. The contractor will be required to update the spread sheet at the conclusion of each inspection and a copy of the updated spread sheet shall be submitted to the MOD inspector prior to the close of business of the following work day.
- MOD project review fees typically include an allotment for pre –paid inspections. (Please see the following table) Inspections beyond this amount will be billed at \$150 per hour, per the MOD fee schedule. An abbreviated version is shown below.

Total Project Valuation	# of Site Inspections included in fee	Additional Site Inspections
Up to \$200,000	2	\$150/hour
\$200,000 - \$999,999	3	\$150/hour
\$1 - \$5 million	4	\$150/hour
\$5 - \$10 million	5	\$150/hour
\$10 million and up	9	\$150/hour

**Administrative Issues (cont.)**

- Inspections lasting over 90 minutes will need advance notification and arrangement.
- Written responses to MOD Correction Notices are required prior to re-inspection of affected areas. Update of the MOD Inspection Matrix will normally suffice to record needed corrections.
- Any changes to the design of the project considered to be significant will require additional review by MOD and possibly a revision building permit application routed to MOD and issued by DBI.
- Reasonable Accommodation Notices must be approved by MOD and posted inside all covered (adaptable) and accessible dwelling units undergoing renovation. These notices are to be placed on the back of a kitchen cabinet door in a durable protected format.
- An illustrated instruction manual for adapting cabinetry and future installation of grab bars or other features in all adaptable or accessible dwelling units must be submitted to MOD for approval and presented to the project owner prior to final signoff.