



CLARK COUNTY DEPARTMENT OF BUILDING & FIRE PREVENTION

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SUBJECT: TG-400-2014 Contractor Quality Control

1.0 PURPOSE: Specify the requirements for contractor quality control for projects built within the jurisdiction of Clark County and establish reporting, distribution and record keeping between interested parties.

Intent

The Building Code and referenced standards include provisions for the inspection and testing of materials and buildings systems. Chapter 17 in the International Building Code requires a statement of special inspection to be prepared and a statement of contractor responsibility. The special inspections are to be performed by qualified individuals hired by the project owner. The contractor's responsibility is to execute the work in accordance with the approved construction documents.

Execution of work and special inspection provide control and verification processes intended to ensure the construction meets specified requirements and construction codes.

The modification to the contractor responsibility statement is to require a specific quality control function to be implemented.

2.0 SCOPE: Contractor quality control is specified as an amendment to the contractor responsibility provision in the 2012 International Building Code. The quality control activities are tied to the structural and life safety requirements contained in IBC Chapter 17 and expressed in the Statement of Special Inspection.

Amended code

1704.4 Contractor responsibility. Each contractor responsible for the construction of a main wind- or seismic force resisting system, designated seismic system or a wind- or seismic-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to permit issuance. The contractor's statement of responsibility shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.

Approved Date: January 31, 2014

Effective Date: July 7, 2014

Written By:	Concurred By:	Approved By:
<i>Theodore L. Droessler</i>	<i>Samuel D. Palmer</i>	<i>Ronald L. Lynn</i>
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At the option of the building official, the contractor shall be responsible for hiring a third party inspection firm approved by the jurisdiction to perform special inspections to act as the contractor's quality control on buildings designated as a high-rise building or a complex structure as determined by the building official. This third party inspection firm shall not be the same firm as the firm hired by the owner to perform the special inspections in accordance with Section 1704.

3.0 ABBREVIATIONS & ACRONYMS:

- BAC: Building Administrative Code of Clark County
- CCBD: Clark County Building Department
- IBC: International Building Code
- RDP: Registered Design Professional
- QA: Quality Assurance
- QAA: Quality Assurance Agency
- QC: Quality Control
- TG: Technical Guideline

4.0 DEFINITIONS: For the purposes of this TG certain terms, phrases, words and their derivatives shall be construed as specified in this section, the technical codes and the BAC.

Quality Control Acceptance Report (Contractor Quality Control Agency): A report to affected parties which states that all the required activities for quality control inspection item(s) such as concrete, masonry, wood, etc. are complete and acceptable for a portion of the permitted work.

Complex Structure: A complex structure is a building or other structure assigned to risk category 3 with an occupancy greater than 5000, risk category 4 (essential facility) or assigned a primary occupancy of A-4 (arena) or A-5 (Stadium). Other structures not covered by this definition may also be considered to be complex structures and subject to the provisions of this TG as deemed by the building official.

Designated Seismic System: Those nonstructural components that require design in accordance with Chapter 13 of ASCE 7 and for which the component importance factor, I_p , is greater than 1 in accordance with Section 13.1.3 of ASCE 7.

Essential Facilities: Buildings and other structures that are intended to remain operational in the event of extreme environmental loading from flood, wind, snow or earthquakes.

High Rise Building: A building with an occupied floor located more than 55 feet above the lowest level of fire department vehicle access.

Main Windforce-Resisting System: An assemblage of structural elements assigned to provide support and stability for the overall structure. The system generally receives wind loading from more than one surface.

Risk Category: A categorization of buildings and other structures for determination of flood, wind, snow, ice and earthquake loads based on the risk associated with unacceptable performance. (See IBC Table 1604.5)

Seismic Force-Resisting System: That part of the structural system that has been considered in the design to provide the required resistance to the prescribed seismic forces.

5.0 REFERENCES:

BAC	Clark County Building Administrative Code
IBC	International Building Code
TG	Technical Guideline
SNA-IBC	Southern Nevada Amendments to the International Building Code

6.0 RESPONSIBILITIES:

6.1 CCBD

CCBD shall require contractor quality control as specified in this TG.

6.2 General Contractor

The general contractor shall select and employ quality control agencies from the Clark County Building Department approved list as specified herein.

6.3 Quality Control Agency

The contractor quality control agency shall document acceptance and noncompliance to the approved construction documents and distribute copies to affected parties.

7.0 PROCEDURE:

7.1 Prior to Permit Issuance

7.1.1 Statement of Special Inspection (1704.3)

The various registered design professionals through the preparation of construction documents shall include a section in the general notes identified as "Statement of Special Inspection". The statement of special inspection will frequently include:

Structural	materials and framing systems
Architectural components	curtains walls, suspended ceilings

Mechanical components	ducts and equipment
Electrical Components	equipment and anchorage

Some of these items may be designated as deferred submittals and will therefore need to have the statement of special inspection developed for their individual scope of work. Please see policy and procedure BD-PP-055 for information on deferred submittals.

7.1.2 Selection of Third Party Quality Control Agency

The general contractor shall select quality control agencies from a list of approved agencies maintained by Clark County Building Department.

7.1.3 Independence

7.1.3.1 The contractor quality control agency is separate and independent from the special inspection agency.

7.2 **After Permit Issuance**

7.2.1 **Contractor Quality Control Agency**

The contractor quality control agency shall establish a means to track accepted, in progress and unacceptable work. The accepted work shall be documented on an area acceptance report. Unacceptable work shall be documented on a quality control non-compliance report.

Contractor Quality Control acceptance and non-compliance reports shall be distributed to the general contractor, affected subcontractor, and special inspection agency. These reports are to be maintained on the construction site. A final report is to be assembled to include the acceptance reports and non-compliance reports. This report shall be received by CCBD prior to final inspection.

7.2.2 **QC & QA Acceptance**

Quality Control area acceptance reports and non-compliance reports must be provided to the special inspector prior to acceptance of the same work by the special inspector.

7.2.3 **CCBD Acceptance of Work**

Acceptance reports issued by the special inspector are used as the basis for acceptance of the work. Final reports from the quality control and quality assurance agencies must be reviewed and accepted by CCBD prior to the building permit final inspection.

8.0 RECORDS:

The following are record documents:
Quality Control Agreement
Contractor Quality Control Final Report

9.0 ATTACHMENTS:

10.0 REVISION HISTORY:

Title	Revision/Approved Date	Effective Date
TG-400-2013	January 31, 2014	July 7, 2014