



Modified Inspection Guidelines-Occupied Residential Structures

Pursuant to a Rule entered by the Town of Parker Chief Building Official, due to the current COVID-19 emergency, the Town of Parker has temporarily modified its process for the inspection of occupied residential structures including single-family homes. Inspectors will not conduct traditional inspections through occupied spaces or where access requires them to move through occupied spaces; and in those circumstances, Remote Video Inspections may be an option. However, for residential spaces where remodel, alteration, basement finish, mechanical installation, additions or similar construction are accessible from the exterior without a need to access through the occupied spaces, the following Guidelines apply. All outside inspections and inspections for public safety (assessment of damage from fires and vehicles, restorations of utilities and critical facilities) will be performed as typical field inspections.

Required Safety Precautions for Modified Residential Inspection

1. The property owner and contractor shall confirm that no occupants and/or workers are ill with the symptoms of COVID-19 per the CDC and Colorado Department of Public Health and Environment (fever, cough, sore throat, respiratory distress, etc....), have become ill within the last 14 days with such symptoms, have tested positive for COVID-19 within the last 14 days, or have returned from a trip on a cruise or out of the country within the last 14 days.
2. The residential space to be inspected shall be unoccupied by the residents of the house.
3. The area of construction shall have direct access from the exterior for ingress and egress.
4. If the inspection cannot be completed in 30 minutes the inspection will need to be rescheduled for the following business day.
5. The residential space shall be clear of all contractors, workers, project personnel, and any other individual(s) for at least 30 minutes prior to the inspection.
6. The mechanical system in the construction area shall be sealed off to minimize air flow.
7. The property owner, contractor and workers shall be required to maintain social distancing of 6-feet or greater among themselves and with the Inspector at all times.
8. The property owner and contractor shall have a phone available to communicate with the Inspector from the exterior of structure while the inspector is performing the inspection from the interior of the structure.
9. The Inspector may have personal protective equipment (PPE) for their use only and the property and contractor working are strongly encouraged to have and use their own PPE.

Residential Spaces Qualifying for Modified Residential Inspection

The following types of residential spaces may be inspected using modified procedures as follows:

1. Basements;
2. Additions;
3. Interior remodels-each case must be discussed via phone prior to scheduling the inspection;

4. Electrical equipment and installation;
5. Furnaces, Air Conditioners, and Water Heaters; or
6. Window replacements-exterior only.

NOTE: It may not be possible to conduct a modified inspection based upon the configuration of the residential space if the property owner or contractors fail to comply with the Required Safety Precautions referenced above. The individual Inspector shall have the discretion to determine if a modified inspection will be allowed to proceed or is deemed unsafe and needs to be rescheduled for another date. If a modified inspection is deemed unsafe, the property owner and contractor may discuss the option for a remote video inspection to occur pursuant to the Town Guidelines for that type of inspection. If both a modified inspection and remote video inspection is determined to be infeasible and/or unsafe, the inspection will be postponed until the Rule of the Chief Building Official is amended or terminated.

Modified Residential Inspection Results

1. The Inspector will update our permit database after the modified inspection is completed. The results of the inspection will be available through the Town's eTrakit system the same day.
2. If necessary, the scheduling of re-inspections or the next inspection needed is based on availability of time slots.

Other Information

1. The individual Inspector shall have the discretion to determine if a modified inspection is appropriate in any circumstance.
2. Please contact the Building Division at 303-841-1970 or building@parkeronline.org if you have questions or wish to obtain additional information.