

## **SKY VALLEY HOUSING & DEVELOPMENT**

### **Permits and Inspections Procedures**

**Obligation.** The City of Sky Valley (City) has no obligation to explain every requirement, construction code, ordinance or law prior to or during the course of this project. Any and all construction codes, ordinances or laws are enforceable at any time, with or without prior notification.

**Validity of permit.** The issuance of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the construction codes or of any other ordinance. Permits presuming to give authority to violate or cancel the provisions of the construction codes or ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the City from requiring the correction of errors in the construction documents and other data. The City is also authorized to prevent occupancy or use of a structure where in violation of the construction codes or of any other ordinances of this jurisdiction.

**Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. A minimum of one inspection approval must be obtained as evidence that work was commenced or that work has continued. The determination as to whether work was suspended shall be based on the most recent inspection approval date.

**Placement of permit.** Work for which a permit is required shall not be commenced until the building permit or copy thereof is posted on the site of the work until the completion of the project. The posted permit shall be visible from the street and maintained in such location by the permittee until final approval has been granted.

**Public duty, warranty and quality control.** The permitting, plans examination or inspection conducted with regard to a building or structure in accordance with the City of Sky Valley Building Code (this code) constitutes a public duty and does not warrant or ensure the absence of any hazard, deficiency or other matter. Any duty created by or based on this code is transferred to the public, and no private cause of action is created by a breach of such duty. This code shall not be construed to relieve from or lessen the responsibility of any person, firm or corporation owning, operating or controlling any building or structure from any damages to persons or property caused by defects, nor shall the City be held as assuming any such liability by reason of the inspections or plans examinations authorized by this code or any permits or certificates issued under this code. The City checks for substantial compliance with this code, but reviews and inspections performed by the City pursuant to this Chapter do not create any guarantee or warranty that buildings, structures or service equipment have been constructed in accordance with all provisions of this code. The permitting, plans examination, or inspection of any building, structure, system, element, or construction document shall not be construed as a warranty of the physical condition or adequacy of such building, structure, system, element, or construction document, including without limitation a representation or warranty that a building or structure is complete, that it is in compliance with this code or any other law, that it was inspected, that it is safe or ready for occupancy or that it meets any particular degree of quality or workmanship. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated therein. The amount and quality of inspection and other services provided is discretionary with the City and may vary in response to the amount of staff, work load, training and experience, funding and other pertinent factors affecting whether and how inspection is made or whether any hazard, deficiency or similar matter is observed.

**Amended construction documents.** Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. Willful and prejudicial departure from or disregard of construction documents in any material respect without the approval of the City is unlawful.

**Inspections - general.** Construction or work for which a permit is required shall be subject to inspection by the City and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. The City shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**Inspection requests.** It shall be the duty of the permit holder or their agent to notify the City that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

**Inspection results.** Inspection results (e.g. approved, disapproved, cancelled, discrepancy items, etc.) are not valid unless provided in writing.

**Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the City has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

**Revocation.** The City shall, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.