

## Q&A from the Collaborative Inspection Approach to Hospital Construction Webinar

January 14, 2025

<p>1. Is the IOR expected to be performing inspections on a daily basis while they are walking the project? I've heard IORs say that they are performing inspections only if they receive an Inspection Request submitted by the Contractor.</p>	<p>CAC 7-145(A) requires the IOR to perform continuous inspections during the construction. The IOR shall have personal knowledge, obtained by continuous inspection of all parts of the work of construction in all stages of its progress to ensure that the work is in accordance with the approved construction documents. Continuous inspection means complete inspection of every part of the work.</p> <p>There is no code that requires the IOR to perform inspections on daily basis or only when requested.</p>
<p>2. Why was the NMA form shortened to not include check off boxes for reasons for applying?</p>	<p>Revised CAN 1-7-153(b), in the form had boxes removed because the six (6) items listed under CAC Section 7-153(b) are examples of changes that would qualify as NMAs. This list is not limited to these items.</p>
<p>3. Why does IOR do TIO closure, instead of DPOR who can collect the data and do the TIO sign-off since they are responsible for the TIO anyway?</p>	<p>There is no code that directs who needs to submit the documentation to OSHPD. However, CAC 7-141 explains DPOR responsibility to administer the TIO. And CAC 7-151(g) explains that DPOR is responsible for ensuring all the required VCRs related to the project are submitted to OSHPD.</p>
<p>4. How long until eTIO is released?</p>	<p>We are hoping to start using the eTIO with a small group of projects in two months. We are having to make updates to the application since Accela just moved to the cloud, so there have been some unforeseen setbacks.</p>
<p>5. How long is the CAP certification valid for?</p>	<p>The CAP certification is issued for a code cycle.</p>
<p>6. Should an inspection request be used to ensure the IOR has reviewed the drawings prior to the start of construction to ensure the pre-construction review has been completed?</p>	<p>There is no code mandate, however it is best practice and beneficial for the IOR to be familiar with the project as soon as possible. Inspection requests are for construction, not for assuring IOR's knowledge of the project.</p>

<p>7. In regard to the TIO required tests and inspections; what is a best practice for the DPOR to work with the lab to verify or ask for information (since the labs are hired by the Owner)? Should the DPOR contact the Owner first?</p>	<p>Per CAC 7-419, approved testing/inspection agency shall be acceptable to the architect or engineer in responsible charge. Although the TIO document is used by many parties, the DPOR is responsible for administering it. There is no code requirement for the DPOR to contact the Owner first, however, it is best practice to gain knowledge on the qualification of the agency to accept it .</p>
<p>8. From HCAI's perspective, what inspection-related issues most often turn into change orders, and what early coordination steps can CMs take to prevent those issues?</p>	<p>HCAI is not involved in contractual agreements between the Owner and construction or inspection parties, hence does not involve with change orders. Where there are changes to the approved construction documents (Amended Construction Documents or ACD), HCAI must review and concur or approve the changes as NMA or ACD respectively. If there are changes to the testing or inspection requirements, the change must be reviewed and approved by HCAI field staff. Per CAC 7-153(a). If an inspection is performed for construction that doesn't meet the approved construction documents, the IOR needs, per CAC 7-145(b), to notify the contractor for the deviations from the approved construction documents.</p> <p>It is best practice for CM's to be fully engaged and communicate effectively with the design professionals and anticipate possible changes before they turn into a problem. Not coordinating between disciplines and not coordinating drawings before submitting is the largest occurrence of ACDs. CMs must coordinate closer with inspection teams (IORs) and get them involved early. Is the information that is needed in the documents? Conduct constructability reviews with the installers. QC should also be completed during installation process. Complete value engineering during design or definitely before construction. Keep design teams involved in decisions.</p>
<p>9. <i>How should inspection findings be used to support legitimate compliance change orders without normalizing avoidable rework?</i></p>	<p>HCAI is not involved in contractual agreements between the owner and construction or inspection parties, hence does not involve with change orders. HCAI is focused on enforcing the minimum code requirements. The design professional of the record is responsible to review the non-compliances flagged by inspection team and provide direction.</p>

10. Please explain what you mean by the IOR has the responsibility to schedule and manage the special inspection/testing agency.

CAC 7-145 requires that the IOR is responsible to verify that all required documentation is being maintained on site during the construction of the project, inclusive of the coordination of special inspectors, testing, and project-specific approved testing agencies.