

CITY OF LAS VEGAS BUILDING AND SAFETY DEPARTMENT

PROPOSED 7-DAY WEEK INSPECTIONS PROGRAM

The City of Las Vegas Building Department has been on a four-day work week since January 10, 2011. The Department continues to provide inspections Monday through Friday. In order to provide inspections five days a week, the staffing levels were split between Monday and Friday with ½ of the Inspection staff working Monday through Thursday, and the other half working Tuesday through Friday. There are 10 inspectors working on Friday and 8 inspectors working on Monday. The outcome of this split staffing has been an increase in hold-over inspections on Fridays and Mondays. For the past three months, the Department has been averaging 42 hold-over inspections combined for Friday and Monday, with a high of 130 hold-over inspections on Monday, August 8, 2011 and a low of 0 on Friday, June 17, 2011. The continuing hold-over count has resulted in difficulty in construction site supervisors to schedule work and to maintain an acceptable level of progress on the completion of the projects. The contractors are no longer able to schedule inspections on these two days with an acceptable level of confidence that the inspection will actually occur. This issue has also impacted inspections scheduled for the other days of the week as inspectors work to get "caught up" from the hold-over inspections from Friday and Monday.

The Building Official is proposing to employ two additional inspectors in the Department to work a Friday through Monday four-day work week. The purpose of the proposal is to, first and foremost, address the Friday to Monday holdover issue. Two additional inspectors will help to reduce the 42 hold-over average for inspections. Also, the two additional inspectors working on Saturday and Sunday will help to address any holdovers from Friday to maintain a reliable construction schedule for contractors to begin work the following week on Monday. Another objective of having inspections on the two weekend days is to provide inspections to private homeowners on inspections such as water heaters, water softener installations, pools, and patios. The week end inspectors will also be available for inspections on gas line leak emergencies and Fire Dispatch calls. The hold-over inspections will not be special or overtime inspections but be considered as a part of the regular inspection program with no additional costs to the contractor assuming the work is complete and passes the inspection. Inspections other than those listed below, which are not hold-over inspections but are requested for Saturday or Sunday, will be handled the same as currently required for a call out inspection with a \$330 minimum cost and an additional hourly rate after 3 hours.

The following is a listing of additional detail for the Friday through Saturday inspection program.

- Inspections eligible for Friday and Monday inspections: All inspections performed by the Department.
- Inspections eligible for Saturday and Sunday: Hold-over inspections from the previous week, water heaters, water softeners, patios, owner/builder inspections, pools, gas line repairs, epoxy inspections, and other special inspections as authorized by the Building Official. These inspections would continue to be considered as special inspections and only scheduled based

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upon the workload from the other inspections listed. (NOTE: Depending on the success of this proposal and volume of work consideration may be given after six months to providing all regularly scheduled inspections at no additional cost)

- Same-day inspections for water heaters and emergency gas line repairs will be available on Saturday and Sunday with the inspectors authorized and trained to issue on-site permits and perform inspections.
- Inspectors will be required to “call ahead” on scheduled hold-over inspections a minimum of 30 minutes in advance of arriving on site for Saturday or Sunday inspections. (Contractors shall provide a contact phone number. Failure to answer the call will result in the inspector not performing the hold-over inspection)
- Contractors shall be notified that the hold-over inspection is scheduled for Saturday or Sunday by the Inspection Supervisor via phone call, e-mail or other means of communication on the preceding Friday. Contractors will have the option of refusing the weekend inspection and be held-over to Monday. However, this will not guarantee an inspection on Monday.
- Call out inspections for all building department inspections by other inspectors will still be available and may be scheduled through the Inspection Supervisors on-duty on Friday or through inspection dispatch on Thursday prior. These are subject to availability of other qualified inspectors to perform the inspections.