

ONSITE INSPECTION FAQs

Why can't I have an inspection?

On Wednesday March 25 the Governor's Stay Home, Stay Healthy Proclamation went into effect requiring that individuals stay home and that other than essential services be shut down. A clarification to the original order was issued late on the 25th establishing that neither commercial nor residential construction were essential services and thus are prohibited under the proclamation. Supporting these activities by conducting building inspections would also be a violation of the proclamation.

Are there any exceptions?

Yes, there are essentially five exceptions:

Healthcare facilities

Construction projects listed on the [Essential Building Project List](#)

Certain low income funded housing projects

Necessary to prevent spoliation

Emergency health and safety repairs

A building final inspection related to the completion of a real estate transaction

What kinds of things qualify for the housing exception?

Certain "low income" housing construction projects that are either federally funded or receive federal subsidies for qualifying individuals and communities. Examples include certain self-help homes and projects administered by the housing authority.

What kinds of things qualify for protection against spoliation?

Finishing roof repair or roof replacement on existing finished building

Failure of freezer or refrigeration equipment in stores and warehouses

Window or door replacement in progress on a finished building sufficient to close the openings

Completion of a retaining wall or site grading where a slide or severe erosion might occur without its completion

Securing a building after fire, collision or weather damage

What kinds of things qualify for a health or life safety exception?

Failure of the HVAC system in a home and there is no other method of heating

Failure of gas, sewer or septic systems, plumbing or potable water systems

Emergency repairs to structural damage caused by fire, weather or other event

To prevent accidents due to unsafe conditions like falling through openings or off elevated surfaces and access to dangerous

machinery or processes

What conditions are required to receive a final building inspection?

Final inspection of a structure for the purpose completing a real estate transaction will be allowed if the home was:

Under contract prior to stay home, stay safe;

The sale is set to close during stay home stay safe;

Construction was completed prior to stay home, stay safe;

Needs final to complete sale.

Inspections other than building final are not considered to be in line with the governor's clarification regarding real estate transactions and will not be allowed.

Can I go ahead with the construction and get a private third party to come out and look at my work?

No. Continuing with any type of non-essential service including building construction would be a violation of the Governor's proclamation and may put others at risk of spreading contracting the virus. The county urges everyone to comply with the spirit and letter of the proclamation to stop the spread and speed recovery from this pandemic episode.

What happens if I don't comply with the proclamation and just go ahead with my project?

Continuing non-essential functions in violation of the Governor's proclamation is not only the wrong thing to do, it is against the law (a gross misdemeanor). The county urges everyone to comply with the spirit and letter of the proclamation to stop the spread and speed recovery from this pandemic episode.

Who enforces these rules?

The State Patrol, county sheriff or any other law enforcement agency can enforce the provisions. Law enforcement has many other things to do and we would all appreciate your compliance with the provisions of the proclamation so that we can all return to normal as quickly as possible.

Who can I talk to about this?

If you have questions that have not been answered via the [COVID-19 Response](#) website page, or the FAQs listed here, please call Kitsap 1 at 360-337-5777. A Kitsap 1 representative will take a message and have someone in the Building Department get back to you.