



Legislation Text

File #: 2021-0028, **Version:** 1

Title/Name/Summary
Remote Virtual Inspections

History

As restrictions associated with COVID-19 continue, municipalities throughout the country are utilizing alternative forms of service delivery to help assist and accommodate the business community. One such program is conducting Remote Virtual Inspections (RVI). The International Code Council (ICC) has provided guidance on RVI and set a template for municipalities to follow. RVI is a method of inspection that allows the needed inspections to proceed in a timely manner by the owner or contractor located on the jobsite and the inspector or inspection teams performing the inspection remotely.

Examples of jurisdictions utilizing RVI include but are not limited to:

Algonquin, IL - Allows as option for certain inspections

Arlington, VA - Allows as option for all inspections, with Building Official approval

San Bernardino County - Allows for certain inspections, with Building Official approval

Naperville, IL - Allows for certain inspections, with Building Official approval

The proposed guidelines for RVI are attached to this document and as summarized below:

All RVI requests must be scheduled at least 2 business days prior to the requested date. The owner/contractor will have the ability to select the RVI as an option.

Village of Orland Park Building Official will determine if the request is eligible for RVI and contact the applicant. The inspector(s) involved with the inspection will determine the appropriate timing with the contractor and schedule an agreed upon time for the virtual inspection.

The jobsite must have high-speed Wi-Fi connectivity or minimum 4G cellular service with a strong signal. The contractor/owner must have a device capable of completing the inspection (smartphone/tablet)

If at any point the inspector believes that the remote inspection process is not allowing them to properly assess compliance, they may require that a site inspection be required at a future date at the sole discretion of the inspector/Building Official.

The following inspection types can be conducted via RVI:

Residential A/C Final

Residential Alarm System
Residential Driveway Final
Residential Fence Final
Residential Fire Pit
Residential Patio Final
Residential Paver Base Final
Residential Pergola Final
Residential Retaining Wall Final
Residential Demolition of Accessory Structures
Commercial Lawn Sprinkler
Sewer/Water Service Repair
Residential Shed Final
Residential Sidewalk Final
Residential Siding Final
Residential Solar Panel Final
Residential Hot Tub/Spa Final
Residential Stoop Final
Commercial Roof Final
Residential Roof Final
Residential Windows/Doors Final

The inspection will be scheduled online or in-person, the same process in place for current inspections.

In anticipation of this program, the Village conducted sample RVIs. A learning curve is anticipated for this program.

Based on discussions with other jurisdictions, RVI can work to accommodate certain inspection types however, it does have some limitations. The time an inspection takes could be significantly increased because there are additional steps necessary to verify the location is accurate and other details. In addition, it will take time for inspectors to adjust to this type of inspection procedure.

Based on staff research, RVI can be used as requested by a homeowner for less complicated inspections, where accuracy can be maintained. In order to ensure accuracy, more complex inspections may not be appropriate for virtual inspection at this time. RVI can assist in offering alternatives for building permit inspection for those that are weary of an in-person inspection.

COMMITTEE OF THE WHOLE

This item was presented at the February 1, 2021 Committee of the Whole. The Committee was generally supportive of the using this technology in specific instances when it is requested. There were questions regarding the use of a third party video application for RVI. The following language has been added to the overview and waiver paperwork:

I acknowledge that the zoom.us and FaceTime are not Village of Orland Park applications and I am

subject to the terms and conditions associated with the third-party applications. This includes data sharing, privacy etc. It is my responsibility to review the terms and conditions of each application and comply with the specific requirements.

The statement above will make applicants aware of that they are agreeing to utilize a third-party application to complete the requested inspection. This will allow the applicant to review these applications themselves to determine if they would still like to participate in the program. If after review the applicant elects not to participate, the project will be scheduled for an in-person inspection.

The Committee of the Whole recommended 7-0 to move forward with the RVI program as detailed above.

Recommended Action/Motion

I move to direct staff to implement a Remote Virtual Inspection program as outlined above.