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 Appropriations Committee
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Senate Bill 064: School Building Inspections

Need: School buildings can receive their permits either from the Department of Labor or Regional Building Departments. However, inspections on the plumbing and electrical portions of the building must be done by inspectors from DORA.

Solution: If a school building is permitted by a Regional Building Department, the inspections of plumbing and electrical can be done by the inspectors from the same department.

Issues:

1. **Current Inspection Process:** Journeymen Plumbers and Gas Fitters Local Union No.3 contends that the inspection process for inspecting plumbing and electrical in the construction of schools has been without complaints. However, Angie Linn at DORA has received numerous complaints about the inspection process. Of the 42 state inspectors, 9 inspect plumbing and 33 inspect electrical. Chris Lines from DORA will verify the following complaints received. From June through September this past year they received 3 to 5 complaints from contractors per week about plumbing inspections and 1 to 3 complaints per week about electrical inspections. In many areas of the state they are only inspecting one day a week. With school districts having longer school years it makes it more difficult to get the construction done during the summer months.
2. DORA has fully participated in the drafting of this bill: While this is not an agency bill. Chris Lines has been consulted numerous times about the bill. He is the Legislative Liaison for the Agency. DORA is not opposed to the bill.
3. **Loss of revenue to the state:** DORA anticipates no loss in revenue to the state. That is what was put in the fiscal note. Chris Lines from DORA is also willing to verify this.
4. Journeymen Plumbers and Gas Fitters Local Union No. 3: An amendment will clarify and concur with their issue that the Colorado Plumbing Code will be used to inspect school buildings. If a local jurisdiction adopts an amendment, it must be at least equal to or more stringent than the state code. However, all schools will be inspected to the state code. All health and safety issues will be addressed by the same code.
5. HB08-1027 makes this bill unnecessary: Angie Linn from DORA states: This bill addressed MOU's between the Division of Oil and Public Safety and only dealt with

building or structure construction and had nothing to do with electrical and plumbing inspections.

6. Cost to schools: If a school is delayed in its opening or a contractor is delayed in finishing a project, there typically are costs involved. Sometimes a job has to be shut down or contractor employees have to work on a weekend to catch up and this adds cost to the contractor to finish the job. Local inspectors are usually available to do inspections more than just two days a week.
7. The 2000 Sunset Review of the Colorado Electrical Board by DORA recommended on page 23, Recommendation 3: Repeal 12-23-116(7) C.R.S. which places public schools in jurisdictions with a local permitting and inspection program under the jurisdiction of the board.

"The Board is responsible for permitting and inspecting in all areas of the state that do not have a local permitting and inspection program. The Act also requires the Board to permit and inspect public schools in all areas of the state regardless of the presence of a local program. **This is an inefficient use of Board resources.**

The qualifications for inspectors at the state and local level are identical. In some jurisdictions, the public school will be the only building for miles around requiring a state inspection. Local inspectors could be inspecting other projects in the vicinity and be required to bypass the school while a state inspector is required to drive mile out of the inspector's normal inspection area for a single project.

If evidence was presented that local inspectors do not conduct adequate inspections, the statutory authorization for local programs should be repealed. **However, all evidence suggests that local inspections provide a level of protection is consistent with the public interest."**