



City of Stuart

CITY DEVELOPMENT DEPARTMENT
121 S.W. FLAGLER AVENUE, STUART FLORIDA 34994
OFFICE: 772/288-5326, FAX: 772/288-5388

Policy Change Effective February 1, 2018

After the Fact and Missed Inspection Policy

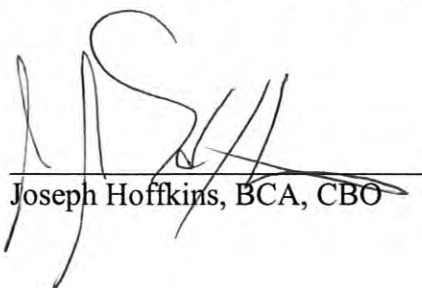
Procedure to follow if a contractor/owner failed to obtain a required inspection(s) from the City of Stuart Building Department.

In the event a component requiring inspection has been covered during construction and did not get inspected, (permitted or not permitted), a licensed architect or engineer may be used to verify code and plan compliance when **ALL** of the following conditions are met: *(A special inspector cannot be used as a substitute for an engineer or architect)*

1. The building official or inspector determines that because the work has been covered, the inspection cannot be done as a regular inspection.
2. The building official authorizes the permit holder to use a licensed architect or engineer to perform the required inspection(s) **before the letter is issued.**
3. The architect or engineer submits to the building department a "signed and sealed" letter on their letterhead which contains **ALL THE FOLLOWING:**

- * Permit number
- * Address of project
- * Date of inspection
- * Specific items inspected.
- * Inspection or testing method and equipment used to determine compliance
*(Photographic and third party hearsay evidence are **not acceptable** methods)*
- * Statement which provides verification of specific FBC section and specific plan detail followed.
- * Name and license number of the person performing the inspection and the name and license of the architect or engineer signing and sealing the letter.

Failure to follow the above regulations will result in the letter being rejected and the permit put on hold.



Joseph Hoffkins, BCA, CBO