



Note to file:

February 15, 2019

RE: Swierk Report

Below is a summary of conversations and research done regarding the property located at 3207 Aurora Drive, Valdez, currently owned by Joshua and Tabatha Sweirk.

During the summer of 2018 Mr. and Mrs. Sweirk came in to discuss what would be required to obtain a Certificate of Occupancy if they were to purchase the property from Alberto Benvenuto.

After reviewing the building file, the following determinations were made and conveyed to the prospective buyers:

The last recorded inspection was conducted on 10/07/2011 which consisted of plumbing/mechanical and electrical rough in. The report indicated that the systems passed and the owner was given an OK to cover by the inspector. These inspections are required to be completed prior to a framing inspection. See 200 IRC R109.1.2.

Since that time, there are no records of any further inspections being done on the property. Specifically, there are no records of the required framing inspection.

During a framing inspection, all structural components ie; shear walls, hold downs, firestopping, framing, draftstopping and bracing elements of the building are verified to be in place as required by the approved drawings. The framing inspection is completed after all plumbing, mechanical, gas and electrical systems have been approved. See 2009 IRC R109.1.4.

Approved drawings specify locations, type of material/hardware and attachment methods required to be installed.

Further, during a conversation with the former Building Inspector, I was told that a framing inspection had not been done and during the above mentioned plumbing/mechanical and electrical inspection, she noticed a "pile of hold down hardware laying in the middle of the basement floor".

The septic system was installed but was never issued an approval to operate. This requirement has since been completed.

Currently, the building is nearly complete with wall and floor coverings in place. This prevents access to the framing/structural components in order to properly inspect. See 2009 IRC 109.3 Inspection requests which requires the permit holder to provide access. And R109.4 Approval required - work shall not be covered or concealed until authorized by the building official.

Based on the above information, the building department is unable to issue a Certificate of Occupancy. I have discussed a number of options with the current owners both prior to the purchase and now after they purchased the property. Without having access to inspect these structural components, we are unable to issue the required Certificate of Occupancy.

A handwritten signature in black ink, appearing to read "Jay Yunker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jay Yunker

Building Inspector

City of Valdez - Planning Department

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