

# HOUSE RESEARCH

## Bill Summary

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### Overview

This bill authorizes: (1) the inspection of single-family residential buildings by a certified private inspector under certain circumstances, and (2) the inspection of boilers and pressure vessels by authorized inspection agencies.

#### Section

#### **1 Certified inspectors of certain residential buildings.**

**Subd. 1. Payment of private inspectors; credit.** Requires an owner or contractor who chooses to have a private inspector perform an inspection (under subdivision 3) to pay for the inspection. Provides that 60 percent of the amount must be credited to future building permit fees incurred in the same municipality within 24 months, if the owner or contractor submits a copy of signed inspection receipts when applying for the building permit.

**Subd. 2. Application.** Provides that this section applies to building inspections of single-family residential buildings intended for occupancy by a single family, and does not apply to rental code inspections, mechanical inspections, or electrical inspections. Makes final inspection and issuance of a certificate of occupancy the responsibility of the unit of government issuing the building permit.

**Subd. 3. Private inspection authorized.** Allows an owner or contractor to have a required inspection performed by a certified inspector (see subdivision 4).

**Subd. 4. Certification.** Authorizes the commissioner of administration to certify

## Section

inspectors qualified to perform inspections and allows the commissioner to require a certified inspector to post a bond. Prohibits municipalities from restricting an owner's ability to choose among certified inspectors. Prohibits an inspector from inspecting a property if the inspector or the inspector's affiliate was involved in planning, design, or construction of the project. Defines "affiliate."

**Subd. 5. Record filed with municipality.** Provides that an owner or contractor must retain a copy of a signed inspection record performed by a private inspector at the construction site for the duration of the project. Requires the owner or contractor to file a record of the inspection with the municipality within ten days of the inspection. Provides that a municipality may not perform a final building inspection until the private inspection report is filed.

**2 Report of insurer or authorized inspection agency.** Allows authorized inspection agencies to inspect boilers and pressure vessels in Minnesota, subject to certain requirements. Extends the statutory requirements that currently apply to insurance companies insuring boilers and pressure vessels to also apply to authorized inspection agencies.

**Subd. 1. Report required.** Requires an authorized inspection agency inspecting boilers and pressure vessels in Minnesota to annually report certain information with the Department of Labor and Industry.

**Subd. 2. Exemption.** Exempts a boiler or pressure vessels from inspection by Division of Boiler Inspection if an authorized inspection agency has issued a notice of inspection for the boiler or pressure vessel. Provides that an authorized inspection agency must give notice written notice to the chief boiler inspector of the cancellation of the expiration of a notice of inspection.

**Subd. 4. Certificate of exemption.** Requires the Division of Boiler Inspection to issue a billing an exemption certificate for each boiler and pressure vessel for which an authorized inspection agency is providing inspections.

**Subd. 5. Definition.** Defines "authorized inspection agencies" as agencies accredited by the National Board of Boiler and Pressure Vessel Inspectors.