



City of Twin Falls
Building Safety Department
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Plumbing Inspections on Private Property Policy

Purpose

This policy establishes procedures for the Building Safety Department to perform plumbing inspections on private property in compliance with the 2017 Idaho State Plumbing Code and applicable Idaho statutes. The intent is to ensure uniformity, legal compliance, and protection of public health and safety through the proper regulation of plumbing systems.

Authority

This policy is enacted under the authority granted to local jurisdictions by the **2017 Idaho State Plumbing Code (ISPC)**, specifically Sections **102.3, 102.5, 103.0, and 104**, as adopted by Idaho Statute, Title 54, Chapter 26 (Plumbers Act).

- **ISPC 102.3 – Maintenance:** All plumbing systems, materials, and appurtenances shall be maintained in proper operating condition. The Building Safety Department has authority to enforce compliance.
- **ISPC 102.5 – Additions, Alterations, or Repairs:** Plumbing work, whether new, altered, or repaired, must conform to the ISPC. The Department ensures compliance through inspection.
- **ISPC 103.0 – Organization and Enforcement:** The Building Official, or their authorized representatives (plumbing inspectors), are charged with enforcing the ISPC within the jurisdiction.
- **ISPC 104 – Duties and Powers of the Administrative Authority:** The Building Official and plumbing inspectors shall enforce the code, make required inspections, and take appropriate actions to ensure compliance.

Scope

This policy applies to all plumbing inspections conducted on private property within the City's jurisdiction, including but not limited to:

- New plumbing system installations.
- Additions, alterations, or repairs to existing systems.
- Compliance inspections for certificates of occupancy.
- Inspections required due to complaints, hazards, or suspected violations.
- NOTE: where easements are granted on private property for City water and/or sewer lines; for the installation of public lines on private property, the City's Engineering department will have jurisdiction over the installation and inspection for the installation and approval of said installations.

Policy Statement

1. **Right of Entry:**

- Pursuant to Idaho law, authorized plumbing inspectors may enter private property at reasonable times to conduct necessary inspections.
- Entry shall be made only with the consent of the property owner or occupant, or by legal warrant if access is denied.

2. **Inspection Requirements:**

- All plumbing work requiring a permit must undergo inspection by a licensed plumbing inspector prior to concealment or use.
- Inspectors shall verify compliance with the ISPC and applicable Idaho statutes.
- Work found not in compliance must be corrected before approval is granted.

3. **Minimum Inspection Standards:**

- **Rough-in Inspections:** Conducted prior to covering piping or fixtures.
- **Final Inspections:** Required before issuance of a Certificate of Occupancy or approval for use.
- **Special Inspections:** May be conducted when violations are reported, hazards are identified, or at the request of the Building Official.

4. **Inspector Responsibilities:**

- Inspectors shall conduct inspections impartially and document findings in writing.
- Reports shall include code references, corrections required, and deadlines for compliance.
- Inspectors shall maintain professional conduct and respect the rights of property owners while enforcing code requirements.

5. **Enforcement:**

- Failure to correct violations within the prescribed time frame may result in withholding of approval, suspension of permits, or referral for legal enforcement under Idaho law.

Effective Date

This policy is effective immediately and shall remain in force unless amended by the Building Safety Department under the authority of the Building Official.

Approved by:

Matthew Long/Building Official

City of Twin Falls Building Safety Department (BSD)