
To: Real Estate Department Partners

Notice: **RED-16-55**

From: Real Estate Department

Date: 11/4/16

Re: The most repeated Pre-8609 Non-Compliance issues for 2016

The five most common non-compliance issue that failed Pre-8609 inspections in 2016 are listed from the highest repetitive number of developments where this occurred to the lowest repetitive number as follows:

- 1). Water Heater safety valve piping not properly installed where the discharge piping terminated below the flood level rims of sanitary waste receptors which created unsanitary conditions where the water supplies could have become contaminated.
- 2). Fire sprinkler heads that did not have the protective construction covers removed, and/or had tape covering the heads to where they would not have operated as designed nor put out fires that may have occurred.
- 3). Smoke detectors that did not have the protective construction covers removed where they would not have operated as designed nor detected fires that may have occurred.
- 4). QAP Minimum Design Standards not met.
- 5). Smoke detectors that were not interconnected, where all of the detectors did not alarm as required when tested.

On a good note for 2016 Pre-8609 inspections: 24% of the developments that were inspected passed the inspections with flying colors.

Next year let us shoot for 100% of passed inspections.

To help ensure that you can pass a Pre-8609 inspection, always update the Semi-Annual Progress Report in the IHCD On-Line Reporting System, and notify Doug Newport at dnewport@ihcda.in.gov when you have started construction. This notification will prompt Mr. Newport to come out to complete progress inspections and catch possible issues early, so that



corrections/adjustments can be made in the early stages of construction so that the repairs can be limited and less costly to correct than they would at the completion of construction.



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