



Specially Adapted Housing (SAH) Program Builder Informational Series

Compliance Inspections

Compliance Inspections for SAH Construction Projects

Compliance inspections are key requirements at each stage of construction. This is because they are used to verify compliance of individual construction stages or turnkey construction, for all SAH grant projects in which grant funds are being disbursed to builders.

At each stage of construction, as determined by the disbursement schedule, a compliance inspection is done by the Compliance Inspector (CI). The CI will inspect the project to certify it has been constructed in accordance with the VA-approved plans and specifications, including SAH Minimum Property Requirements (MPRs) and Recommended Adaptations (RAs).

Note: The CI will also verify that there are no deficiencies, deviations, or unauthorized substitutions.





The Compliance Inspector

The CI will:

- Compare the actual work completed to the VA-approved plans and specifications provided by the SAH Agent.
- Measure critical dimensions and adapted components to ensure adherence to SAH MPRs and RAs.
- Observe the materials used by the builder to ensure consistency with the list of materials.
- Provide digital photographs for each inspection of the areas affected by the construction.
- Report the specific stage of construction and whether or not the work for that specific stage of construction is complete and compliant or advise if a re-inspection of non-compliant items is required.

Assignment of the Compliance Inspection

The compliance inspection assignment is officially created once the CI has received an assignment letter from the SAH Agent.

The SAH Agent will ensure the CI receives all construction documents and exhibits provided for the project prior to completing the first inspection.

Any approved change orders and associated documents will be supplied to the CI by the SAH Agent.



Requesting an Inspection

It is important that you, as the builder, anticipate the need for a compliance inspection and communicate the completion of each stage, as listed on the final disbursement schedule, in a manner that does not create construction delays. Therefore, it is preferred that the builder contact the CI to schedule an inspection, once a phase is completed.

The SAH Agent will provide the disbursement schedule to the CI, along with any pertinent documents related to the scope of work. The CI is not always a building code inspector; however, they will inform the SAH Agent if they notice items that could cause an issue during the code inspection.

Required Inspections

When requesting an inspection, you will need to determine the required number of inspections. The table on this slide will help you to determine the number of required VA compliance inspections. The size and scope of each project will determine the number of required inspections.

For remodeling projects that require an addition and for new construction projects, the minimum number of inspections is three. The table below provides additional guidance.

If the SAH project is a	The number of required VA compliance inspections is:
SAH Plan 1 or 2 (new construction)	A minimum of 3
SAH Plan 3 (remodeling job that includes an addition)	A minimum of 3
SAH Plan 3 (remodeling job that does not include an addition)	3 or less depending on the complexity of the project

Note: The number of inspections may need to be increased based on the scope of the project or for builders new to the SAH program.

Non-Compliance and Re-Inspections

If the CI notes any non-compliance issues, they will notify the SAH Agent, who will then contact you. You will be given a reasonable time to make corrections. The subsequent reinspection will be at your expense.

To help avoid reinspection, if any changes are needed, notify the SAH Agent prior to the initial inspection being completed.

Remember, payments are made according to the approved disbursement schedule and satisfactory inspections. Any failed inspections may delay payment.





How to Learn More...

To learn more about builder-specific requirements like compliance inspections and final field reviews, check out the other titles in our Builder Informational Series.