

General Requirements Regulation for Appointing Inspection Bodies and Inspectors for the Saudi Building Code Works

Issued by the Ministerial Decree No. (38299)

Dated 05/06/1440H



Article 1:

For the purposes of these Regulations, the definitions contained in the Code and its Implementing Regulations shall be applied in addition to the following unless the context otherwise requires:

1. **Minister:** Minister of Commerce and Investment, Chairman of the Board of Directors of the Organization.
2. **Organization:** Saudi Standards, Metrology and Quality Organization.
3. **Committee:** Saudi Building Code National Committee.
4. **Code:** The Saudi Building Code, a set of terms and requirements and subsequent implementing regulations and annexes related to building and construction to ensure public safety and health.
5. **The relevant bodies (Appointing bodies):** The relative government agencies according to their specialties to control application of the Code, namely: the Ministry of Municipal and Rural Affairs, Ministry of Interior (the General Directorate of Civil Defense), the Ministry of Energy, Industry and Mineral Resources.
6. **Inspection:** Inspection of a product or a product design, procedure or construction and identification of compliance to the code requirements or general requirements based on the professional judgment specified in the Technical Regulations or standard specification, according to the requirements of inspection processes indicated in Section 110 of the general code (SBC 201)
7. **Inspection body:** Third Party inspection body acceptable to the Organization to carry out inspection according to the requirements of this regulation, whether a company, office or private entity.
8. **Inspection field:** Type (or types) specified for inspection which can be done by an inspection body in accordance with Annex (2).
9. **Inspector:** The natural or legal person licensed and authorized by the Saudi engineers authority to carry out the inspection of buildings according to the code, and who is qualified according to Annex 2.
10. **Inspection Engineer / Chief Inspector:** A professional registered engineer who has the necessary qualifications and the relevant experience to perform the inspection tasks and direct supervision on the work of assistant inspectors reporting to him.
11. **Assistant Inspector:** A qualified person to inspect a particular item of construction that requires inspection according to Annex (2), and reporting directly to the Chief Inspector.

12. **Supervision:** With regard to the designated chief inspector or supervising inspector as described in Annex (2), Supervision means follow up and accountable monitoring by a professional and competent registered Engineer who has the necessary qualifications and the competent experience to perform the related duties. Such supervision shall include ensuring training and / or education required for the qualification of the Inspector for his duties, including continuous training and education to keep up with the evolving technology.
13. **Technician:** A Person qualified according to Annex (2), appointed by the inspection body to inspect or test construction activities or materials used in construction or both.
14. **Construction officer:** The employee or authorized representative by the Ministry of Municipal and Rural Affairs to carry out follow-up and supervision of the application of the Saudi Building Code.

Article 2:

1. The building during construction should be subject to inspection and testing In accordance with the inspection requirements contained in Section 110 of the General Code (SBC 201)
2. The owner or his approved agent (other than contractor) shall contract with one or more of the organizations designated to handle the inspection servers and the tests required during construction, in accordance with the requirements indicated in chapter 17 of the Saudi General Code (SBC 201). The contractor shall be allowed to contract with the designated inspectors in the case where the contractor is also the owner.
3. Inspectors who are contracted should meet the requirements set forth in these Regulations

Article 3:

1. The Organization shall accept all inspection bodies wishing to be appointed as inspection bodies within the code works in a specific field or fields by the organization, in accordance with the provisions of this Regulation and the detailed rules issued by the organization.
2. The relevant authorities shall appoint the bodies accepted by the organization, according to the specific area and field of approval, according to the provisions of this Regulation and the detailed rules issued by these entities.

3. Any engineering office or company licensed by the Engineers Association in the field of engineering specialization and branches may apply to obtain approval and appointment as an inspection body.
4. All the governmental agencies referred to in paragraphs (1) and (2) shall publish all their requirements and conditions (including) the method of service, and provide the same to beneficiaries on their websites, in addition to publishing contact details with the inspection bodies accepted or appointed based on these regulations.

Article 4:

1. The application for approval must be submitted in the manner and form specified by the Organization, including electronically. This application shall constitute acknowledgment by the inspection body with their commitments provided for hereunder.
2. The inspection bodies shall be approved according to the classification stated in Annex No. 1. For category A inspection bodies must get the approval of the Saudi accreditation committee within their field of specialty.

Article 5:

All inspection bodies must prove that their inspectors meet the requirements of qualification set forth in Appendix (2) of the regulation, and ensure continuation thereof, and any other conditions to be issued by the national committee in this regard.

Article 6:

The inspection bodies must have the insurance coverage of the professional and general liability of the body for accidents that meet the requirements of the organization in this regard, provided that it shall be valid throughout the approval period.

Article 7:

The inspection body shall have a full-time manager or head of staff and a number of full-time technical managers who are qualified as professional engineers as needed by the work. All the inspection work should be conducted under their direct supervision. The manager, head or other technical managers should work with any other agency providing inspection services or special tests. All such managers should have a relative experience in the inspection and testing field, and hold managerial positions in the inspection body. The technical managers should meet the requirements for inspection supervisor / chief inspector specified in Annex (2) of this regulation.

Article 8:

Inspectors' operations and inspectors bodies shall be subject to revision by the relative authorities at any time. The audit may include inspection of records in addition to any performance and authentication of the inspection operations. The audit may be conducted in special cases upon receiving complaints.

Article 9:

The approval period shall be three (3) years starting from the date of issuance of the approval certificate.

Article 10:

The Financial fees for the approval services shall be paid according to the organization's rules and regulations.

Article 11:

The approval shall be renewed for a period of three (3) years upon request, taking into consideration the following:

1. The application for renewal must be submitted 90 days before the expiry of the approval. The application must be accompanied with proof that the Inspection body, during the year preceding the renewal application, has met all the requirements set out in this Regulation and annexes.

2. If a full year from the date of expiry of approval elapsed and the inspection body did not renew the approval, it shall be considered cancelled, and it has to apply newly and meet all the requirements of this regulation.

Article 12:

The inspector and / or the inspection body must comply with the following:

- 1- Bear responsibilities provided for in the Code when inspection is obligatory. The responsibilities of the inspector or the inspection body shall include the duties and standards provided for in the Code, and the reference specifications as well as the requirements of this regulation and any conditions of any government agency related to the work subject of inspection.
- 2- Not to involve in any activity that contradicts the integrity and capability of the inspector or the inspection body, to judge subjectively, including but not limited to the existence of a financial benefit or other benefit in a building, installation, manufacture or maintenance of facilities or components to be inspected.

Article 13:

The inspector and / or inspection body shall:

1. Inspect all the approved building documents relating to the work subject of inspection.
2. Ensure that documents are sufficient to ensure proper performance of the inspection.
3. Ensure that the documents are accepted by the designer approved for the project or another professional designer assigned by the owner to prepare the documents required for building. The approval shall be proved in writing by the designer on the documents.
4. Ensure that the work subject of inspection complies with all the contents of the approved building documents and the requirements for inspection and testing stated in Section 110 of the General Code (SBC 201) or the relevant specifications.

Article 14:

The Inspection body shall keep records of the inspection operations for each project separately for at least ten (10) years. The records should be made available to the building officer upon request. Such records shall include the results of the tests, field records and lab reports, memos, failures documents, date for treatment and photographs and other useful information to determine the Inspection adequacy.

Article 15:

1. The inspection supervisor / chief inspector shall review the daily and weekly inspection reports and the final reports to ensure compliance with the approved drawings, specifications and the requirements of work and workmanship approved in the inspection and testing requirements as indicated in (article 110) of the General Code (SBC 201), or the relevant reference specifications. The inspection supervisor / chief inspector shall document his work by signing and stamping any applications, procedures and / or required reports.
2. The manager of the inspection body shall submit a notice to the building officer within (10) days from the satisfactory completion of any inspection, using the forms indicated in the inspection manual.
3. All inspectors and / or the inspection bodies shall cooperate in any investigation conducted by the competent authorities or other governmental bodies, in the activities carried out in any work site or manufacturing facility where they were designated as inspectors or inspection body, and prompt, accurate and complete answers must be provided on the management of such works.
4. The activities of the inspection body shall be limited to the inspection operations within which the body was approved and met the requirements thereof in this regulation and the Code. The inspector or inspection body may not conduct any inspection when the inspector or the inspection body is not qualified or approved for carrying out the work according to the requirements of these regulations and the inspection and testing requirements as indicated in Section 110 of the general Code (SBC 201).

Article 16:

The inspection body must have the tools and equipment required for performance of specific inspection. Such tools and equipment must be maintained and calibrated periodically according to the relative applicable standards.

Article 17:

The inspection body shall notify any failure discovered during inspection to the contractor to correct the same, and to the construction manager or safety manager on site when necessary. If the failure is not corrected, the owner and designer shall be notified before completion of the relative stage of work. The inspector or inspection body shall notify the conditions that pose danger to life, safety or health, that are not corrected immediately to the building officer without delay. If the failure is not corrected, the building official shall refer the matter to the consideration committee to consider penalties according to the regulation for violation of the Code, implementing regulation and violation classification regulation.

Article 18:

All the Inspection bodies shall have a branch or agent to receive the service application in large cities, and all inspection bodies must comply with the requirements of this Article when applying for approval.

Article 19:

1. The building or work required to be licensed shall be subject to inspection by the building official during construction according to the inspection requirements in Section 110 of the General Code (SBC 201). The building official may accept reports of the inspection bodies if they meet the requirements specified in this regulation.
2. This regulation does not cancel any other commitments stipulated for in the applicable laws on the owner, building manager, general contractor, contractor, architect, engineer, safety manager, surveyor, construction manager or any other party participating in the building project in accordance with engineering practices, designs, proper construction, and work is a reasonable and efficient way to maintain the building location safe.
3. The Saudi Building Code National Committee shall have the right to interpret this regulation.
4. This Regulation shall be issued by a decision from the Minister and shall be amended only through the same mechanism by which it was issued.

Annex No. 1

Classification of inspection bodies as per the scope of work

Category 1	Category 2	Category 3
Inspection bodies allowed to practice inspection work in any project (building, demolition or restoration)	Inspection bodies allowed to practice inspection work in any project (building, demolition or restoration) except for: <ul style="list-style-type: none"> - Projects of the central region of Makkah and Madinah Haram - Projects with value up to 100,000,000 (one hundred million) Saudi Riyals. - High tower projects (over 23 meters high) - Projects with total area over 10,000,000 (ten million) square meters - Any other projects determined by the relative authorities, regardless of the above. 	Inspection bodies allowed to practice inspection work in projects (building, demolition or restoration) as follows: <ul style="list-style-type: none"> - Residential buildings for individuals with 3 floors or less. - Projects with total area over 3,000 (three thousand) square meters and less

Annex No. 2 : Inspectors' qualifications table

Qualifications				
Inspection item	Code reference	Inspection supervisor / chief inspector	Asst. inspector (Alternative 1) – directly reporting to Inspection supervisor / chief inspector	Asst. inspector (Alternative 2) – directly reporting to Inspection supervisor / chief inspector
1. Construction operations and construction materials				
Structural Steel	SBC 201 1705.2	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Steel : Welding	SBC 201 1705.2	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Steel : High-Strength Bolting	SBC 201 1705.2	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Steel : cold formed Steel	SBC 201 1705.2	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Concrete: Cast-in-place & Precast	SBC 201 1705.3	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Concrete: pre-stressed concrete	SBC 201 1705.3	- Professional engineer approved by Saudi Council of Engineers as	- Professional engineer approved by Saudi Council of Engineers as	- A technician approved by Saudi Council of Engineers as inspector in the field.

		inspector in the field.	inspector in the field.	- 3 years experience.
Masonry	SBC 201 1705.4	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Soil	SBC 201 1705.6	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Foundations	SBC 201 1705.7 1705.8 1705.9	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Wind Resistance	SBC 201 1705.11	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Earthquake Resistance	SBC 201 1705.12 1705.13	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
2. Insulation systems and external finishing				
Exterior Insulation and Finish Systems (EIFS)	SBC 201 1705.16	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
3. Fire protection systems and fire resistant facilities				
Sprayed Fire - resistant Materials	SBC 201 1705.14	- Professional engineer approved by Saudi Council of	- Professional engineer approved by Saudi Council of	- A technician approved by Saudi Council of Engineers as

		Engineers as inspector in the field.	Engineers as inspector in the field.	inspector in the field. - 3 years experience.
Mastic and Intumescent Fire-resistant Coatings	SBC 201 1705.15	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Fire resistant penetrations and joints	SBC 201 1705.17	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Smoke Control Test	SBC 201 1705.18	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
4. Facades, electric and mechanical systems, plumbing systems and power efficiency systems				
Wall Panels, Curtain Walls, and Veneers	SBC 201 2607 Chapter 24 1405 1407	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Electricity Wiring and Distribution Panels	SBC 401 PART 6 61 & 62	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Mechanical Systems	SBC 501	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Cooling systems	SBC 501 1102	- Professional engineer approved by Saudi Council of	- Professional engineer approved by Saudi Council of	- A technician approved by Saudi Council of Engineers as

		Engineers as inspector in the field.	Engineers as inspector in the field.	inspector in the field. - 3 years experience.
Power Efficiency Systems Thermal insulation verification	SBC 601 SBC 602	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.
Plumbing systems	SBC 701	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- Professional engineer approved by Saudi Council of Engineers as inspector in the field.	- A technician approved by Saudi Council of Engineers as inspector in the field. - 3 years experience.