



Community Development

BUILDING INSPECTION NEWSLETTER

JANUARY 2007

CITY OF GREELEY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING INSPECTION DIVISION
1100 10th Street, Suite 114

*This newsletter has been produced by the City of Greeley staff in an effort
to provide better communication with the construction community.*

If you have any questions or would like to see certain items addressed in this newsletter, please call (970) 350-9830.

S E R V I N G O U R C O M M U N I T Y • I T ' S A T R A D I T I O N

We promise to preserve and improve the quality of life for Greeley through timely, courteous and cost effective service.

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MORE PERSONNEL CHANGES

If you will look above, you will notice that Denise Tenorio has been promoted to the Building Inspection Technician position that was vacant, with Regina Rivera-Liscano's resignation. Hopefully we will be refilling the Administrative Specialist soon and be fully staffed in front. Congratulations Denise, and good luck!



BUILDING INSPECTION DIVISION

CITY OF GREELEY'S WEBSITE



The City is constantly working on its website and we strive to keep our Division webpage updated also. The following link will lead you to the City Code's Chapter 16, which has all the construction related code amendments that the City has currently adopted.

<http://www.greeleygov.com/cog/OrgPages/3/title16.pdf>

If you follow this link it will lead you to our division home page where you can get a variety of forms, applications, design info, and other valuable information, and we are adding to it frequently, if you haven't been there lately, check it out!

<http://www.greeleygov.com/cog/PageHome.asp?fkOrgID=50>

While your there, click on the home page link and explore the entire city site, you would be surprised at the amount of information that is available.

THRESHOLD MEASURING

In the past, under the 1997 Uniform Building Code, the code text was silent on how to measure the stair rise from a tread, or landing, through the threshold of an exterior type door, including garage/house entry doors. The only guidance we had was from the Handbook to the 1997 UBC, which had a drawing showing the measurement was to be taken from top of the adjacent tread, or landing, to the finished floor inside the

threshold. While the handbook was not code, it was the only reference available that attempted to specify how to measure threshold situations.

Once the 2003 International Residential/Building Codes were adopted, the code itself clarified the measurement, through the text, consistently referring to the "top of threshold" when specifying measurements at a threshold.

When we adopted the I-Codes, we realized there would be a period of time required to re-educate those contractors that dealt with this code requirement. It has been this offices policy since we adopted the codes, to use this time as a training opportunity for the contractors. We have accepted a measurement that would fall in between the two different points, the "top of threshold", to the "finished floor", as long as all other requirements of the rise were compliant. We then could educate the contractor as to the proper way to measure the rise.

It has been over two years since we adopted the I-Codes, and we feel that it is time to start fully enforcing the code text as it is written. Any permit applied for after August 1, 2006, will be required to fully comply with the code requirement, without exception. The measurement must be taken from the adjacent tread, or landing, to the top of the threshold. If you have any questions on this requirement, feel free to contact the office and ask to speak to a plans examiner or one of the inspectors.



ROUGH-IN

Just another reminder, we require all of the basement rough-ins to be complete at the time the rough-in inspection is requested for the whole house. This includes, but not limited to;

- ✓ Furnace(s) and water heater(s) set.
- ✓ Vents, and vent connectors, to the water heater(s) and furnace(s) installed.
- ✓ Required combustion air ducting installed.
- ✓ Gas piping installed, and under test.
- ✓ Sump pit piping completed to exterior.
- ✓ PRV installed.
- ✓ Electrical installed for the future sump pump.
- ✓ Electrical bonding, and grounding done.
- ✓ Basement windows installed.

Failure to comply with these installation requirements will, at the minimum, force a reinspection. Or, it could cause the inspection to be postponed entirely, until the rough-in installations are completed, causing even more delays.

WHY INSPECTIONS FAIL

The following is a list of items frequently found on correction notices:

- Fire blocking in all vertical and horizontal chases. (i.e., soffits, drop ceilings, tops of flue chases, tops of unusable space chases)
- Cut and/or notched trusses and joists. If you aware of this problem, prior to inspection contact a structural engineer or manufacturers representative for their recommended repair, make the repair and have the repair instructions on site.
- Missing truss specs. If the specs aren't there, most likely there's missing bracing.
- Improper use, or installation of, hangers, connectors and fasteners.
- Missing address numbers. Both temporary at construction, or permanent at final.
- Structures not dried in properly, meaning all wall sheathing installed, minimum felt and flashings on roof, exterior windows and doors installed.
- Tempered glass not installed in hazardous locations. Most frequent areas failed are;
 - 1) Within 24" of ANY door.
 - 2) Glazing in walls enclosing stairways/landings, or within 5' of the bottom/top of stairways, where the bottom edge of the glass is less than 60' above a walking surface.
 - 3) Within 60" vertical of a standing surface and drain inlet in tub/shower.
 - 4) When ALL of the following occur;
 - a) An individual pane is greater than 9',
 - b) Bottom edge is less than 18 " to the floor,
 - c) Top edge is greater than 36" off the floor,
 - d) One or more walking surfaces within 36" horizontally of the plane of the glazing.
- Rough-in discharge pipe for the sump pit not done.
- Furnace and water heater vent connectors too long, or not installed at all.
- Electrical rough-in not done on furnace and/or sump receptacle.
- Exhaust fan ducts not connected.
- Gas pipe not completed, or not under test.
- Plumbing test cards not signed and on site.

- GFCI outlet at sump not on a dedicated circuit.
- Improperly wired GFCI receptacle outlets.
- Receptacle outlets connected with reversed polarity.
- Smoke detectors not on a lighting circuit.
- Incorrect clearance between light fixture and shelves in a closet.



General contractors, take a few minutes and walk your projects prior to requesting an inspection. These are simple corrections that if taken care of ahead of time,

could keep your project from having unnecessary delays.

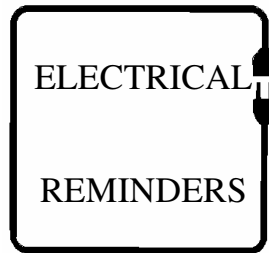
FURNACE AND WATER HEATER REPLACEMENT

We would like to remind Plumbing and Heating contractors that it is a requirement to obtain building permits for replacing water heaters, conditioning furnaces and air equipment. Special attention should be paid to the installation, as requirements for clearances, combustion air, vent connector length, condition of existing chimneys will be the same as new. If it doesn't comply with new requirements, it will need to be brought up to code.



Permits are required to be obtained **prior** to commencing work, unless it is an emergency repair or replacement, in which case a permit must be obtained the first business day following the installation. Contractors not obtaining permits will be stop-worked, and the permit fee will be doubled. Contractors that continue to fail to obtain permits could be putting their license, and right to work in Greeley, in jeopardy.

When the installation is complete, please remind the homeowner that they need to call and schedule a Final Inspection. We still have a large amount of these type of permits that show up as expired.



2005 NATIONAL ELECTRICAL CODE AMENDMENTS

You may view the City of Greeley amendments to the 2005 NEC by logging on to the City of Greeley's web site at www.greeleygov.com, and clicking on "your government" and then "city code" and go to Section 16.32 of the Electrical Code.

Other amendments have been adopted that document installation methods required by the City of Greeley for several years. Log onto the City of Greeley's web site (www.greeleygov.com) to review Sections 16.32.010 through 16.32.470 of the Greeley Municipal Code for information on those amendments as well as the revised Administration and Enforcement Section 16.32.190 for electrical contractors and installations in Greeley.

NEC ARTICLE 517.13 (A) & (B)

The City of Greeley and State of Colorado Electrical Board interprets that any structure that is occupied by any professional with the letters M.D. after their name shall meet the wiring method requirements of NEC 517.13. This is extended to chiropractic offices also. Standard Type MC Cable does not meet the

requirements for redundant grounding means. Type HCF (Health Care Facility) MC or AC Cable must be utilized in these applications or some type of metallic conduit system such as RMC or EMT.

ELECTRICAL PLAN SUBMITTALS



When a permit application is submitted for any project where the electrical service exceeds 200 amperes, the following shall be submitted for the application to be processed:

1. Load calculations
2. One-line diagram
3. Fault current calculations

For core and shell projects, use the values in the 2005 NEC Table 220.3(A).

For tenant finish and major projects, a complete set of electrical drawings must be submitted with the permit application. In addition to the above items, these plans shall include:

- Luminaire schedule
- Luminaire layout including exit and egress fixtures
- Receptacle outlet layout
- MDP and/or panel board(s) layout
- Circuitry of all luminaries
- Circuitry of all outlets and devices
- Panel board schedule showing balanced loads

In other words, the contractor needs to provide a complete set of working drawings submitted with the permit application. It is a lot easier to do the field installation if you have already laid it out on paper. Plus, the City of Greeley can review the plans to see if they meet NEC requirements.

TEMPORARY ELECTRICAL SERVICES

As some of you may have already found out the hard way, we are checking the Available Fault Current on construction temporaries. The only single phase transformers you can set a regular “house” temporary, without cold sequencing, is a 25 KVA transformer. 50 KVA and larger transformers exceed the 10K limit that the breakers in the temporary are rated for, and will have to be cold sequenced with the appropriate fuses.

References: 2005 NEC Article 110.9 and XCEL Energy Standard for Electric Installations, page 48.

IAEI SEMINAR

The City of Greeley and the International Association of Electrical Inspectors will be holding an 8-hour class on Friday, April 27, 2007, at the Greeley Recreation Building on:

1. Electrical Safety Awareness
2. Equipment Grounding and Bonding
3. Conductor Installations

Flyers will be mailed out a month before the seminar or you may visit the Rocky Mountain Chapter of IAEI website at www.rocky.org.

This seminar will be very informative and accompanied by a power point presentation.

PUT IT ON YOUR CALENDAR NOW!!

SQUARE D RECALL

Square D’s number one priority is the safety of our people, our customers and our products. Because of this, we are working in conjunction with the Consumer Products Safety Commission on a voluntary recall of our Square D 30A and 60A General Duty Switch manufactured between September 11, 2006, and November 4, 2006.

There is the possibility for the switch handle to be placed in the OFF position when the switch is still in an ON (closed) position. This may result in the potential for PERSONAL INJURY OR PROPERTY DAMAGE.

This notice is applicable ONLY to 30 Ampere and 60 Ampere General Duty Safety Switch Catalog Numbers listed below manufactured between September 11, 2006, and November 4, 2006.

The recalled switches have the following date codes and catalog number printed on bottom of the wiring label inside the front cover or on bottom of the package label.

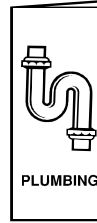
D211NRB D211NRBBP D211NRBCP
 D221NRB D221NRBCP D321NRB
 D321NRBCP DU221RB DU222RB
 DU321RB DU322RB

You have associated the Square D brand with industry leadership, safety, quality, reliability and innovation for over 100 years now. You can be assured we will act quickly and appropriately to ensure you receive the quality products and services you have come to expect from us.

Call Square D Company at 1-877-202-9046 toll-free between 7:30 a.m. and 5:00 p.m. ET Monday through Friday or visit the

firm's Web site at www.us.squared.com for more information about the affected safety switches and obtaining a replacement product.

Your Plumbing Connection



PLUMBERS

Section 604.9 of the 2003 International Plumbing Code requires the use of an A.S.S.E approved water hammer arrestor on all quick closing valves. Building Inspection has been requiring them on all washer boxes, effective September 1, 2005. Please have them installed at rough-in inspection.

C.S.S.T. GAS PIPING

The City of Greeley Building Inspection Department will be requiring gas calculations on all new construction. Please have them ready at the time of rough inspection along with all other required paper work.

For all who use any type of C.S.S.T. gas piping, the City of Greeley Building Inspection Department will also require the use of black iron gas piping on all exterior walls. Once in the attic, the use of transition fitting may be used and C.S.S.T. piping can continue through out the structure.

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NATURAL RESOURCES

ARE YOU RECYCLING YOUR CONSTRUCTION WASTE?



If you're looking to "green" up your business, here's a great idea. Recycle your construction waste. An estimated 35% of all waste going to landfills in the state of Colorado comes from construction and demolition waste. Not only is it environmentally green to recycle construction leftovers but it may keep some green in your bottom line as well as it may be less costly to recycle materials than to landfill them. You have a great local opportunity to recycle construction wood at Greeley's Green-Cycle Center located one mile east of Highway 85 on 8th Street (just west of Andersen's Salvage – where you can recycle metals). Lumber can be dropped-off at the recycling site for only \$6.00 per cubic yard. Contact Bill Diershow, site manager at 397-8284 for information on acceptable materials, hours of operation and billing options. If you don't want to mess with hauling it yourself, check into companies that will set up collection containers at your project and then haul it for recycling. This is still often less expensive than contracting to have a garbage hauler take it to the landfill. One local business that offers construction waste recycling is Waste-Not Recycling. Contact them by calling Jason Hawk, Construction Recycling Manager, at (970)669-9912 or on-line at buildgreen@waste-not.com or visit their web site at www.waste-not.com to learn how your business can be "green".

WATER & SEWER DEPARTMENT

NEW METER AND INSTALLATION FEES EFFECTIVE JANUARY 1, 2007

WATER METER FEES

5/8" – 3/4"	1"	1-1/2"	2"	3"
\$228	\$318	\$822	\$950	\$4,240

WATER AND SEWER INSTALLATION COSTS

WATER

3/4"	1"	1-1/2"	2"	4"- 12"
\$120	\$130	\$160	\$200	\$380

SEWER

4"	6"	4" – 6" Taps on mains 15" or larger
\$190	\$200	\$320