



Community Development

BUILDING INSPECTION NEWSLETTER

MARCH 2009

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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Building Inspection Division Construction Activity Comparative Analysis

		Feb 2009	Feb 2008	YTD 2009	YTD 2008
New Single Family Dwelling Units*	# of Permits	1	3	2	10
	# of Units	1	3	2	10
	Valuation	286,305	568,137	405,860	1,588,608
Single Family Footing & Foundation Only**	# of Permits	0	0	0	1
	Valuation				
New Multi-Family Dwellings Units	# of Permits	0	1	0	1
	# of Units		4		4
	Valuation		458,705		458,705
Multi-Family Footing & Foundation Only**	# of Permits	0	0	0	0
	Valuation				
Residential Additions and Remodels	# of Permits	29	38	71	96
	Valuation	251,423	423,336	618,281	904,157
New Commercial Projects	# of Permits	0	0	0	2
	Valuation				1,449,293
Commercial Footing & Foundation Only**	# of Permits	0	1	1	1
	Valuation		137,500	10,000	
Commercial Additions and Remodels	# of Permits	34	34	57	75
	Valuation	167,827	243,675	307,459	1,636,070
Miscellaneous Permits	# of Permits	36	40	81	88
	Valuation	103,011	110,287	529,675	285,956
Mobile Home Permits	# of Permits	2	4	4	7
	Valuation	1,000	2,000	2,000	3,500
TOTALS	# of Permits	102	121	216	281
	Valuation	809,566	1,943,640	1,873,275	6,326,289

*Number of units and number of permits will differ due to some multiple unit dwellings being issued under one permit.

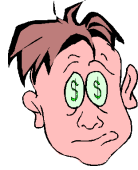
**Valuation of footings and foundations is included in the Y-T-D columns.



BUILDING INSPECTION DIVISION

IMPORTANT NEWS DEFERRED FEES

As part of Ordinance 21, 2008, unanimously passed by City Council after the Final Reading and Public Hearing on July 1, 2008, the amendment that allowed the deferring of development fees for one year from the date of permit issuance was deleted from the City of Greeley's Code. The effective date of the ordinance was July 15, 2008. Due partly to the decline in the housing market, foreclosures and flaws in the program itself that were not previously known, at the time of the vote there were 58 properties that were reported to be in default on their deferred fees. For all applications submitted after July 15, 2008, all required fees must be paid prior to the issuance of a permit, with the exception of plan review fees, which will still be due when the application is submitted.



Municipal effective date ordinance was July 15, 2008. Due partly to the decline in the

INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

All plans submitted for new residential construction, additions, major alterations and residential re-writes, shall include documentation to explain and/or illustrate specific construction details and components to be used to attain IECC compliance, whether using the prescriptive or simulated performance method.

If using the prescriptive method (per Section 402 of the 2006 IECC), the specific details shall be included on the plans for review and field inspections.

If using the simulated performance method (per Section 404 of 2006 IECC), a verifiable energy analysis report shall be submitted with the plans for review and a certificate of compliance shall be required as part of final inspections and to obtain a Certificate of Occupancy.

For residential re-writes, additional information to add to the existing plans must be submitted with the application for prescriptive compliance, or an energy analysis for that plan if using the performance method.

We highly recommend the purchase of an International Energy Conservation Code book from www.iccsafe.org for approximately \$35.00. It is not a long or overly complicated book and offers good information and options to meet compliance.

ATTIC INSULATION INSPECTIONS



CONTRACTORS: The City of Greeley Building Inspection Department will be requiring the contractor to provide a ladder so that the inspector may perform the required attic insulation inspection. This will be part of final inspections.

2009 INTERNATIONAL RESIDENTIAL CODE

A few of the significant changes that will be coming when the 2009 IRC is adopted by the City of Greeley.

Un-amended Section R105.2 – Work Exempt from Permit, would allow accessory structures (sheds) up to 200 s.f. to be built without a permit requirement. The current code limits them to 120 s.f.

It would also exempt permits for decks that meet the following criteria;

- Less than 200sf
- Less than 30" above adjoining grade
- Not attached to the house
- Not the required main exit

For glazing in hazardous locations, there will be text added clarifying that glazing adjacent to the FIXED panel of a patio door is not required to comply with safety glazing requirements.

An exception was added that allows for small balconies, 60sf or less, to not require a 36" landing at the exterior of the door.

For guard requirements, new text was added that specifies that when determining height from adjoining grade that the measurement can be made out up to 36" from the edge, and that also must be measured from adjacent fixed seating.

Upon adoption of the 2009 IRC, all new *Townhouse* construction will be required to be fully sprinkled with a minimum of NFPA 13D system.

Effective January 1, 2011, all new *one- and two-family dwellings* will be required to be fully sprinkled with a minimum of NFPA 13D system.

Carbon Monoxide detectors will be required to be installed within fifteen feet (15') of all sleeping rooms in new construction and any remodel work requiring a permit. There are no requirements for interconnection or hard-wiring. The requirement is applicable to any house that has either fuel burning appliances, or an attached garage.

As we get the new code for review, we will keep you informed of other significant changes.



CONCRETE FLATWORK PERMIT

The Greeley City Council recently approved building code amendments to require all non-bearing concrete flatwork, regardless of the size, to now obtain a permit through the Building Inspection Division. This permit is required effective January 1, 2009.

The reason for this change is that there are, and have been for years, requirements in the City's Municipal Code that regulates where, and how much concrete, can be placed on a property. Without the permit requirement, concrete has often been placed where it is not allowed, resulting in impacts to neighboring properties and municipal citations to the landowner. This is an expensive mistake, as usually the concrete must be broken up, and removed.

The new permit process is simple: a contractor or landowner brings a site plan (diagram of the property) showing the location of any structures, the distance from the structures to the property lines, and the proposed location on the new concrete flatwork to the Building Inspection Division office (1100 10th Street, Suite 114) The plan will be routed to the Planning Division, located on the second floor of the same building, for review of the size and location of the concrete flatwork. Once approved by Planning, a permit can be issued over the counter from Building Inspection. There will be two on-site inspections: the first occurs once the forms for the concrete are set, and before the concrete flatwork is placed. When the project is completed, a final inspection must be done to close the permit.

As is the case with other building permits, the cost of the permit is based upon the value of the work to be performed. There is also a penalty fine that will be assessed to anyone not obtaining a proper permit for this work.

If you have any questions, please call 350-9830.

OFFICE HOURS AND INSPECTION REQUESTS

Last June, the Building Inspection Division has expanded its operating hours from the traditional 8:00 - 5:00, to 7:00 - 5:30, Monday through Friday, as a pilot program. At the end of the summer, due to the success of the program for contractors and citizens alike, it was decided to make the change permanent.

In order to take advantage of the expanded hours, and in a fuel savings effort, a change was made in how, and when, inspection requests are made. To request an inspection, call the 24-hour request line at (970) 350-9840. The deadline for inspection requests is now 4:00 p.m., the ***business day prior*** to the inspection being scheduled. For a few examples, call before 4:00 p.m. Wednesday for a Thursday inspection. Call before 4:00 p.m. Friday for a Monday inspection. And when scheduling around a holiday, call before 4:00 p.m. the last business day prior to a holiday, for an inspection the next business day after the holiday.

This allows staff to get the inspection requests in the inspector's hands the business day prior to the inspection. This then allows the inspectors the chance to plan their day, for the best use of time, and the best use of the City's resources.

When calling, remember to please leave the address, type of inspection requested, and the permit number with your message. If this information is not provided, or we are unable to understand it, perhaps for example, because of bad cell phone reception, or background noise, the inspection cannot be scheduled.

We cannot schedule, or guarantee, a specific time for an inspection. However, as always, we will try our best to make arrangements to inspect a project when access is provided. Keep in mind, that if you ask for an "early" inspection, you could very well be seeing an

inspector anytime from 7:00 on, and a "late" could be shortly before, or at 5:30

Also, we know the recorded outgoing message is rather lengthy, and it is tempting to forward through it. Please, listen to the message, this message is where we give you information on any new procedures, hours, policies, and so forth. Please make the time to listen to the message in its entirety.

If you have any questions, please call 350-9830.

PRE-FAB CARPORTS

Just a friendly reminder, the prefabricated carports that you see advertised, starting at \$800-\$1000, **DO** require a building permit from the City of



Greeley. As far as the Greeley Municipal Code is concerned, they are no different than a built in place structure. If you are interested in purchasing one, or are asked to erect one for someone else, please, please, please contact the Planning Division first to see if it would be allowed in the neighborhood you live in, and the location that you are thinking about locating it in, **before** you purchase it, or install one. Information you will need for the Planning Division will be in the handout available in the Building Inspection Office, for Detached Garages. Also, you will need a plot plan showing where you want to place the carport, showing your property lines, and any other structures on the lot. If the style of the carport is similar to the house, and it's appropriately located, Planning can approve it. The Building Inspection Division will want to see the manufacturer's installation instructions for anchoring the carport to the ground. When the carport is completed, call Building Inspection for a Final Inspection. If you have any questions, you can reach a Building Inspector at 350-9830, or a Planner at 350-9780.

WEB LINKS

City staff works hard on trying to keep important information available on the City's website. Here's a few links that are helpful for Building Inspection related information.

This link will lead you to the City Code's Chapter 16, which has all the construction code related amendments that the City has currently adopted;

<http://www.greeleygov.com/CityClerk/Documents/City%20Code/title16.pdf>

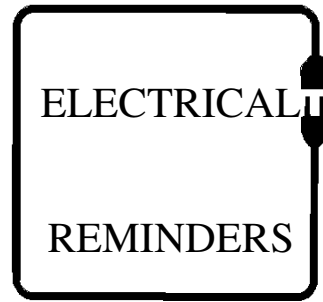
If you use this link it will lead you to our division home page where you can get applications, the fee schedule, and other valuable information;

<http://www.greeleygov.com/CommunityDevelopment/BuildingInspection.aspx>

This link will take you to our other page where you will find a variety of forms and documents; reports and design info;

<http://www.greeleygov.com/CommunityDevelopment/BuildingForms.aspx>

From any of these pages you can navigate to any other page, in any department within the City, by using any of the buttons on the menu bar above. Happy Surfing!



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 2008 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
- 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 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.

RENEWAL TIME

Renew your State of Colorado Master and Contractor registrations with the City of Greeley Building Inspection Dept. as soon as possible by bringing in or faxing copies (970-350-9844) of your new license cards to the attention of Lidia Garcia-Ryder. Doing so at this time will expedite issuance of building and electrical permits in the future.

2008 NATIONAL ELECTRICAL CODE

The State of Colorado Electrical Board adopted the 2008 National Electrical Code as the required standard for all electrical installations as of August 1, 2008. The City of Greeley began enforcement of the 2008 NEC with all permits issued as of that date. Refer to the City of Greeley website for the City of Greeley amendments to the 2008 NEC. Go to www.greeleygov.com, click on City Code, click on Title 16 (Buildings and Construction), and scroll down to Chapter 16.32.

SOARES GROUNDING AND BONDING CLASS

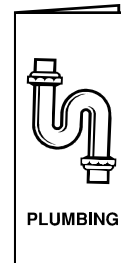
On April 17, 2009, the City of Greeley and IAEI will be presenting a class on Soares Grounding and Bonding at the Greeley Recreation Center. This power point presentation will be based on the 2008 NEC. Soares is considered the best publication on the topics of grounding and bonding. IAEI classes are recognized by the State of Wyoming for credits toward the renewal of Wyoming electrical licenses. For further information, contact Steve Gregory at 970-350-9834 or go the IAEI website at www.rocky.iaei.org where you can get further information and register on-line for this class.

REVIEW OF STATE ELECTRICAL EXAM QUESTIONS



There have been several inquiries regarding the correct answers to questions that were on the recent renewal test for your State Electrical Licenses. The City of Greeley would consider conducting a class to review the questions that the State Electrical Board had on the RW, Journeyman, and Master renewal tests if there is enough interest in doing so. Contact Steve Gregory at 350-9834 and if there are enough inquires to make it worth while, I will pursue a time and place to hold this class.

Your Plumbing Connection



REMINDER

PLUMBERS: Your Master and Contractor licenses are due to expire August 2009. The City of Greeley Building Inspection Department will require current copies of both licenses before you can be listed on or obtain any permits. As soon as you receive your new licenses please bring them into our office or for your convenience you can fax the current copies along with your current address and phone number to 970-350-9844. If you have any questions, please call 970-350-9830. Thank you in advance for your cooperation.

REMINDER:
C.S.S.T. GAS PIPING

The City of Greeley Building Inspection Department requires 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.

WATER & SEWER DEPARTMENT

CALL 811 FOR UTILITY LOCATIONS BEFORE YOU DIG

Call 811 to have all utilities, including water and sewer mains and easements, located in advance for any size project before proceeding to install landscaping (trees, berms, ponds, walls), fencing, concrete slabs, and detention ponds.

Knowing where the utility lines are buried before you dig protects you and your clients' property, while also preventing damage to underground utility lines. The depths of utility lines and easement widths vary, and there may be multiple utility lines within a common area. Digging without calling first for locations can disrupt service to an entire neighborhood, harm those around you, and potentially result in fines and repair costs.

Contractors are asked to help pass on this information to clients and fellow contractors.

IRRIGATION INSTALLERS, CONTRACTORS, AND PLUMBERS:

The installation of double check backflow prevention assemblies on irrigation systems is prohibited by your local water purveyor and according to State Health Department regulations for cross-connection control. Approved assemblies are pressure vacuum breakers (PVBs) and reduced pressure principle assemblies (RPs), and atmospheric vacuum breakers (AVBs). Only assemblies approved by the water purveyor may be installed in the City of Greeley.

Testing of all such assemblies is required by a certified tester upon installation. Thereafter, testing is required annually. Send copies of all test/maintenance reports to the Water and Sewer Department at 1100 10th Street, Suite 300, Greeley, CO 80631, or fax test reports to 970-350-9805. A current list of certified testers is available in our office and on our website at greeleygov.com.

Repairs to backflow prevention assemblies shall be performed by certified testers or licensed plumbers; assemblies that cannot be repaired shall be replaced and must be done by a licensed plumbing contractor. Testers are required to inform the water purveyor when an approved assembly has been removed and replaced. These records become part of an assembly database for three years, subject to State inspection.