

## **BUILDING OFFICIALS CORNER**

BY: Tim Swanson

### **WINTER - 2011**

The adopted amendments for the 2011 National Electrical Code can be found on our webpage at <http://greeleygov.com/buildinginspection/Documents/Building%20Codes/2011%20Electrical%20Ordinance%20Rev.pdf>

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As of the writing of this newsletter, we have issued 36 new single family dwelling permits for the year.

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Leprino Foods has completed the street improvements on 1<sup>st</sup> Avenue and also on 13<sup>th</sup> Street. They have been working on the improvements on Hwy 85, both directions to 13<sup>th</sup> Street, adding turn lanes and the traffic lights. The intersection is open now, the lights have started flashing and will start fully functional any day now. Their wastewater treatment plant was issued a C.O. on December 15, 2011. They are receiving milk to the tune of 1.5 million pounds daily, pushing soon to 2 million a day.

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Noble Energy is close to hitting their completion date of late December for their office building.

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TJ Maxx, just to the east of Sports Authority, is dried in, and the exterior is close to completion. The new building will be 25,000 square feet.

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Firestone has started construction of their new building, also located out at Centerplace. The completed building will be 8400 s.f.

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A permit has been issued for a tenant finish at the former K-mart site. A 600+ station call center will be going in there.

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We will soon begin reviewing the 2012 International Codes for adoption, effective January 1, 2013.

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We received an application for the core & shell building for a 22K sq. ft. emergency treatment center at 6906 10<sup>th</sup> Street, by the new King Soopers.

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See the letter following this page regarding Water & Sewer rates, it includes the rates for 2012.

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That's it for now, Next edition will be sometime in the spring of 2012.

**December 21, 2011**

**NOTICE OF CHANGES IN PLANT INVESTMENT FEES  
AND METER COSTS TO WELD COUNTY HOMEBUILDERS, BUILDING  
CONTRACTORS, AND PLUMBING CONTRACTORS**

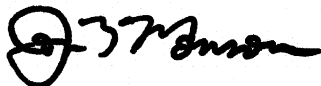
Dear Homebuilder/Contractor:

The Water and Sewer Board has approved changes in its plant investment fees for 2012. These changes will become effective on March 1, 2012. A copy of the new plant investment fee schedule is printed on the reverse side of this notice.

In the future, the Water and Sewer Department will communicate changes in its fees through the quarterly Building Inspection Newsletter, the Greeley Tribune, the City's website ([www.greeleygov.com/water](http://www.greeleygov.com/water)), and flyers available in the Water and Sewer Department and in the Building Inspection Division.

The Water and Sewer Department welcomes your questions and can assist you in planning upcoming projects. Please call the Water and Sewer Department (350-9811) for more specific fee information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Monson". The signature is stylized and cursive.

Jon Monson  
Director of Water and Sewer

**CITY OF GREELEY**  
**WATER AND SEWER PLANT INVESTMENT FEES -- INSIDE CITY**  
**EFFECTIVE MARCH 1, 2012**

Plant Investment Fees (PIFs) Based on Tap Size			Plant Investment Fees (PIFs) Based on Residential Units			
Water Tap Size	Water PIF Inside City	Sewer PIF		Water PIF	Sewer PIF	
3/4"	\$ 12,000	\$ 4,800	Single Family Dwelling - 3/4"	\$12,000	\$4,800	
1"	20,100	8,000	Multi-family Per Unit**/**	\$6,000	\$2,400	Maximum Number of Units Per Tap
1-1/2"	40,100	15,900	<p>* An individual structure that contains more than one living unit may be served by a single master tap. The Plant Investment Fee (PIF) is determined by the number of living units in the structure. Refer to the table at the right that lists the maximum number of units that can be served by a specific-sized master tap.</p> <p>** This fee shall not apply when an existing non-residential building is converted to residential use, provided a professional architect or engineer certifies the existing tap is sufficient to support the intended use.</p>			3/4" - 2
2"	64,100	25,400				1" - 4
3"	140,400	55,700				1-1/2" - 10
4"	240,600	95,400				2" - 25
6"	501,200	198,800				3" - 45
						4" - 90
			6" - 170			
			8" - 300			
			10" - 500			
			12" - 825			

***PLANT INVESTMENT FEES FOR NON-POTABLE SERVICE SHALL BE BASED ON THE COST OF THE SYSTEM CONSTRUCTED TO PROVIDE NON-POTABLE SERVICE. THE PLANT INVESTMENT FEE WILL BE THE PRO RATA SHARE OF THE NON-POTABLE SYSTEM CONSTRUCTION, BASED ON IRRIGATED ACREAGE, AS DETERMINED BY AGREEMENT. IF THE NON-POTABLE SYSTEM HAS NOT YET BEEN CONSTRUCTED AND CONSTRUCTION COSTS ARE NOT KNOWN, THE PLANT INVESTMENT FEE IS SET AT \$11,000 PER ACRE OF IRRIGATED TURF.***