

# **BUILDING OFFICIALS CORNER**

BY: Tim Swanson

## **SPRING - 2011**

I had hoped to get this out in March, but... 😞

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Residential Fire Sprinklers (RFS) have been a hot topic. (pardon the pun) Through the first part of the year, multiple contacts had been made to the City Manager and to the City Council regarding our retaining the RFS requirements in the 2009 International Residential Code. In addition to the perceived cost, one of the ongoing complaints was that since the City is the only jurisdiction in Colorado to adopt the RFS requirements unamended, it unfairly would impact residential construction in the City. In response to this, City Council discussed the RFS requirement at their March 22<sup>nd</sup> work session. At that time, I was advised by all the members of Council to amend the RFS requirement out of the current adopted code, but retain the Section that describes how to install a RFS system, in case someone chose to. First reading of the amendment was April 5<sup>th</sup>, with the Final Reading and Public Hearing on April 19<sup>th</sup>. It was passed with a 7-0 vote. We will revisit the issue of RFS's in 2012, when we are looking at the adoption of the 2012 cycle of codes, with an effective date of January 1, 2013.

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And, on another residential note, although we finished out 2010 much improved with 80 new residential permits, this year was starting slowly. Only one permit was issued as of mid-March, but late March and April has picked up, up to 16 as of April 20<sup>th</sup>.

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Leprino Foods has started on Phase II of the whey/cheese factory along with starting the office section of the building. They have also started work on their own wastewater treatment plant, which is north of the Poudre river, north of the main building, off either side of Ash Avenue closer to 8<sup>th</sup> Street. Check out their electrical substation around the 1500 block of Ash Avenue. If you get a chance, drive by, the entire project is impressive.

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If you haven't heard, (not likely) in mid-February, Noble Energy purchased the land for a 66,500 square foot office building in the HighPointe Business Park in west Greeley, at the intersection of 34 Bypass and Highway 257. They have been working through the development review process and have submitted for the building permit. We have completed review of the building plans, and pending completion of some site plan details, we will be ready to issue permits any day now. Schneider Energy has completed the work on their new 15,000 square foot office building at 3022 1<sup>st</sup> Avenue.

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Soon we will be starting our review of the 2011 National Electrical Code for any significant changes to that code. The State of Colorado adopts the most recent edition of the NEC typically in the first part of August, so we need to be on board with any changes so that we can adopt the NEC at the same time as the State.

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That's it for this edition, I'll hoping to get the next one out in early/mid-summer. Don't know about you, but I was tired of the cold weather, glad spring is here, come on summertime!