

# **BUILDING OFFICIALS CORNER**

BY: Tim Swanson

## **WINTER - 2010**

Well here it is, into November already. I have been planning on starting this e-newsletter/column since March of this year, but have not got around to it. But, better late than never, right?

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What has been going on this year? For starters, effective January 1, 2010, the City of Greeley adopted the 2009 International Codes. For the most part, we have retained the amendments we have always had since the inception of the I-Codes, these can be reviewed on this webpage also.

The biggest news with this adoption, is the upcoming January 1, 2011 requirement for residential fire sprinkler systems (RFS's) in all residential occupancies constructed under the 2009 International Residential Code. (IRC)

FIRE SPRINKLERS???? IN RESIDENTIAL???? Wait.....before you get too excited, let me explain a few things. These are not the fire sprinkler systems that you are used to seeing in business's, or that may have been associated with some residential applications. The RFS system that is allowed to be installed in IRC construction is really only an extension of the existing potable water distribution system in the house already. A few extra feet of 3/4" pipe and a sprinkler head in each room, except for garages, most closets, attics or crawlspaces. It's not a separate tap, there is no backflow device to maintain and test, and there is no testing for the system. The plumber installs it as part of the distribution system. All of this will be a bit of a learning curve, but not anything that we can't get done.

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Speaking of residential, we have had quite a bit of a rebound this year in residential construction. As of mid-November we have issued 78 new residential permits, compared to 46 for **ALL** of 2009.

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Leprino Foods finally got started on Phase I of the whey/cheese factory, which included setting up a compound of construction trailers, and a huge temporary electric service. They had been doing site work for months, bringing the existing grade up to the level they desired for the project. It's actually an impressive structure going up, you should do a loop around the site, 13<sup>th</sup> Street east to 1<sup>st</sup> Avenue, south on 1<sup>st</sup> to 16<sup>th</sup> Street, east to Ash Avenue, then north to 8<sup>th</sup> Street. When on Ash Avenue, note the absence of the lime tailing piles on the north side of the Poudre River that have been there as long as most of us can remember, talk about a change of scenery! Leprino hopes to start Phase II in the first part of 2011, with the total build out in around five years.

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The car dealers are getting in on the act also, with Hyundai building a new 8,000 s.f. facility on 29<sup>th</sup> Street by Honda, a Dodge dealer doing a 12,000 s.f. addition on the vacated Hyundai building on 35<sup>th</sup> Avenue, and Ehrlich doing a 5,000 addition for their Mazda dealership on 27<sup>th</sup> St. Schneider Energy is building a 14,800 s.f. office/maintenance building, and JBS Carriers has acquired the 18,000 s.f. commercial site at 2401 1<sup>st</sup> Avenue and is doing extensive remodeling there.

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That's all for now, I'll have the next edition out in the 1<sup>st</sup> quarter of 2011. Hope you all have a great holiday season, be careful, see you in 2011!