



September

Town of Castle Rock
Development Services Building Division
Contractors Luncheon
Philip S Miller Park - Mill House
1375 W Plum Creek Parkway

September 12, 2018 11:30 am
Sponsored by Century Communities

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Agenda:

Welcome by Joseph Montoya, Chief Building Official
Introduction of New Team Members

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Robert Chrestensen, Meter Services Supervisor
Meter Wires discussion

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Pre Rough Frame Inspection Requirements
Inspection Team Q & A
Requesting CO Reviews

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David Van Dellen
Introduction of New Team Members
DESC Bond Procedures

Next Luncheon:
Oct. 10th Lowes ProService



Sponsor opportunity for the upcoming luncheons:

Contact : Buildingcounter@crgov.com



CONTRACTORS LUNCHEON September 12, 2018 Meeting Summary

Welcome: Jon White, Building Inspector Supervisor

- Jon thanked Century Communities for supplying Qdoba for the luncheon.

New Team Members: Jon White, Building Inspector Supervisor

- JR Trout is now the Sr. Combination Building Inspector
- Ben Christensen and Diane Maki are now Development Technicians joining Cindy Brooks, Tracy Shipley and Jen Bigham.

Meter Wires Discussion: Rob Chrestensen, Meter Services Supervisor

- Meters will now come with the wire needed, no need to email requesting wire.
- As of January 1ST no more than 50' of wire will be given, please make every effort to be sure services are located to comply with the 50' limit. If needed, meters can be placed in crawlspaces, please contact Rob Chrestensen for requirements (720-733-6010 or rchrestensen@crgov.com).

Pre-Rough Doc Review Requirements: Cindy Brooks, Development Technician

- Contractors do not need to schedule a NEW inspection if the previous inspection was marked INCOMPLETE due to missing Pre-Rough Documents, the system will generate an inspection follow up when documents are complete.
- Rough inspections cannot be done if the required documents are not completed. If a contractor uploads documents, please go ahead and email the Building Counter (buildingcounter@crgov.com) that the documents have been uploaded and be sure to name the documents.
- If Rough Frame inspections are requested without the required Pre-Rough documents, a \$65.00 re-inspection fee will be charged.

Requesting CO Reviews: Cindy Brooks, Development Technician

- Please do not attempt to schedule a CO revision or inspection while other items are open (grade certification/final DESC) or the system will kick the request out.
- Be sure to review fees and have them paid before requesting inspections.

Inspection Team Q&A: JR Trout, Sr. Combination Inspector

- JR is available for all Contractor questions, he can be reached at 303-472-5008.
- REMINDERS:
 1. Safety – have jobsite in a safe condition
 2. Ready – check eTrakIt to be sure your documents are in order
 3. Grout Beam Pockets and Insulation – call for pre-inspection before covered
 4. AM/PM – please make every effort to work with other Superintendents in each subdivision for efficiency
 5. Permit Inspection Card – must always be on-site, required for every inspection
 6. Plans – approved plans must be on-site for every inspection
 7. Post Address – be sure the address of the site is clearly posted
 8. Pre-Rough Documents – see above heading

- Questions from group:
 1. Is it OK to put the location of the approved plans in the NOTES section when scheduling an inspection? **Yes, but it's best to call the inspector to be sure they get the information.**
 2. IECC Certification – can this be placed on duct work as the paperwork is not available until after closing, not before the inspection? **This information is available on-line (<https://www.energycodes.gov>).**

DESC Bond Procedures: David Van Dellen, Stormwater Manager

- DESC and Building permits have been combined
- Bonding is only allowed on a limited basis
- Approval of bonding requires a CO request 24 hours in advance

Comments/Updates:

- Janie Jordan, Black Hills Energy, gave the following updates:
 1. Lateral trenches will no longer be run without clear address on site
 2. She will move scheduling of lateral requests up if possible
 3. Trenches need to be ready and correct
 4. Please try not to follow up emails with phone calls as it tends to double the workload and extend the follow up time

Next Luncheon/Closing Remarks: Jon White, Building Inspection Supervisor

- Next luncheon will be held on October 10th, sponsored by Lows ProServices who sponsored a luncheon recently and was very well received.
- November luncheon is still needing a sponsor, please contact the Building Counter if you are interested.
- Reminder, no luncheon in December

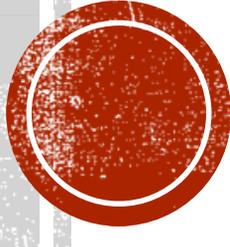
FRIENDLY REMINDERS

Safety

Ready

Grout Beam pockets at insulation

AM/PM



Permit Inspection Card

Plans

Pre-Rough Docs