



Town of Castle Rock
Development Services Building Division
Contractors Luncheon
Town Hall Council Chambers
100 N. Wilcox Street

Nov. 14, 2018 11:30 am
Sponsored by Lennar Homes

Agenda:

Welcome by Joseph Montoya, Chief Building Official

Castle Rock Water
Demonstration of Meter Tree & Wires

Adoption of 2018 Codes

End of Year CO Requirements:
CO Request Expectations
Bonding for the DESC permit
Deferred Planting for Skyline/Ridgeline

Updated Policy & Procedures Review

Reminder: No Luncheon in December, Happy Holidays!

Next Luncheon:
January 2019, No Sponsor

Sponsor opportunity for the upcoming luncheons:
Contact: Buildingcounter@crgov.com



CONTRACTORS LUNCHEON November 14, 2018 Meeting Summary

Welcome: Joseph Montoya, Chief Building Official

- Joseph thanked Lennar Homes for supplying the luncheon.
- Joseph thanked people for coming to the luncheon.
- Please let us know if dates of the Contractors Luncheon don't work for you.

Castle Rock Water: Rob Chrestensen, Meter Services Supervisor

- Effective around January 1, meter will come with 25-foot wire
 - Need longer wire submit on the request
- Meter Release forms are changing
- Introduced Clayton Baker, Inspector, for meter readers and Kris Julseth, Meter Services Support
- Reviewed Meter Tree & Wires
 - Diagrams on website
- Crawl Space Sets
 - Set meter inside the entrance of crawl space
 - Vapor barrier must be installed prior to inspection
 - Heat and water must be turned on prior to inspection

Adoption of 2018 Codes: Joseph Montoya, Chief Building Official

- Adoption sometime in Spring
- Reviewing current amendments to 2012 code
- In process of reviewing 2018 code

Code Hearings in Richmond Virginia: Andy Blake, Plans Examiner, and Amy Shalz, Plans Examiner

- Talked about Composition Lumber for building
 - Fire, and Steel don't want it
 - Two weeks from the 15th of December item will be voted on
- Bathrooms will be individual
- Residential Homes screens for windows will keep one safe from falling out
- Gas stoves will need to be vented to exterior of building

End of the Year CO Requirements: Phil Kranz, Business Administration Manager, and Scott Seubert, Zoning Inspector

- See presentation attached

Next Luncheon/Closing Remarks: Joseph Montoya, Chief Building Official

- Next luncheon will be held on January 9, 2019
 - Still need a Sponsor
- Reminder, no luncheon in December
- Introduced Geoff Quabeck, new Building Inspector

CO Requirements

- CO Request Expectations
- Bonding for the DESC Permit
- Deferred Planting for Skyline/Ridgeline

CO Request Expectations

- Final Grade Cert inspection completed
- Final DESC inspection completed
- Final Building Inspection completed
- All required CO documents loaded into etrakit
- If any items are incomplete your CO may be delayed



DESC Bond Request Form

The Town requires 24 hours to review form and determine if bonding will be allowed.

DESC Permit # or Address: _____

- Are you requesting final DESC approval without final grade?
 - YES - non-refundable \$65 reinspection fee applies.
 - NO - THIS FORM DOES NOT APPLY. Submit Final Drainage Certificate and schedule final DESC inspection.
- Why are you requesting a DESC bond?
 - Persistent frozen conditions (generally 6"+ of frost depth)
 - Persistent saturated conditions (generally 12"+ of saturation)
 - Other (please explain): _____

3. What type of home are you building? Circle surety that applies:

Type	Surety
Tract	\$5,000
Custom	\$15,000
Multi-Family without Active GESC Surety	\$5,000
Multi-Family with Active GESC Surety	\$0
GESC Permit # GSC _____	-
GESC Surety Amount \$ _____	-

Circle surety that applies:

Wall Area	Surety
No Wall	\$0
≤100 ft ²	\$4,000
101-200 ft ²	\$8,000
201-300 ft ²	\$12,000
301-400 ft ²	\$16,000
≥401 ft ²	\$20,000

- Will final grade require retaining/landscape walls?
 - NO - \$0
 - YES - List wall area
Wall Area: _____ SF
Circle surety amount in table →

5. Add total of all costs from questions above.

Reinspection Fee*	\$65 (non-refundable)
DESC Surety	
Wall Surety	
Grand Total	

* If posting a LOC or Bond, please pay the non-refundable \$65 reinspection fee separately.

Add Inspections by se regarding your inspec
PLEASE ENSURE THE

By signing below, I agree to 1) complete final grade, 2) complete retaining walls (if applicable), 3) submit a Final Drainage Certificate and 4) schedule a D:RE-FINAL-BONDED DESC inspection **within 60 days** of the below date. I have communicated to the homeowner that final grading and the final grade certificate will not be complete at closing and that landscaping should not be installed until all items above are complete and bond has been released by the Town. I release the Town of liability if landscaping is installed prior to final acceptance. I acknowledge that in the event all items are not completed within the above time frame, the Town has the right to draw on the surety to complete all outstanding items.

Print Name _____ Title _____
Signature _____ Date _____

ton. Any notes provided

ensure your request of being met.

- Step 1 – Review
- Step 2 – Surety a
- Step 3 –
- Step 4 –
- Step 5 –

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Deferred Planting for Skyline/Ridgeline



Zoning Division
Development Services
100 N Wilcox Street
Castle Rock
CO. 80104

SKYLINE/RIDGELINE Protection Regulations (Municipal Code 17.48)

AGREEMENT OF DEFERRED PLANTING

Permit: _____

Address: _____

Builder: _____

1. From November 1st to May 31st, vegetation mitigation required by the Skyline/Ridgeline Protection Regulations may be postponed until the weather improves to such a degree that newly planted vegetation is likely to survive. **You must provide all requested information, initial paragraphs 2 – 4, and sign this agreement.**
2. ___ I understand this is a postponement allowed solely because of the seasonal, cold weather and not a waiver of the Skyline/Ridgeline Protection requirements. Such postponement allows a Certificate of Occupancy to be issued prior to satisfying the vegetation mitigation requirements of the Skyline/Ridgeline Protection Regulations. This agreement does not postpone or waive any other Certificate of Occupancy requirements.
3. ___ I am an authorized signatory for the above builder and understand my signature reaffirms and binds the above builder to the requirements of the Skyline/Ridgeline Protection Regulations.
4. ___ I agree that required mitigation vegetation shall be **planted no later than 6/15/19**. And further agree to schedule the required Skyline/Ridgeline Inspection after the required vegetation has been planted, but in no case shall the inspection date be later than 6/24/18.

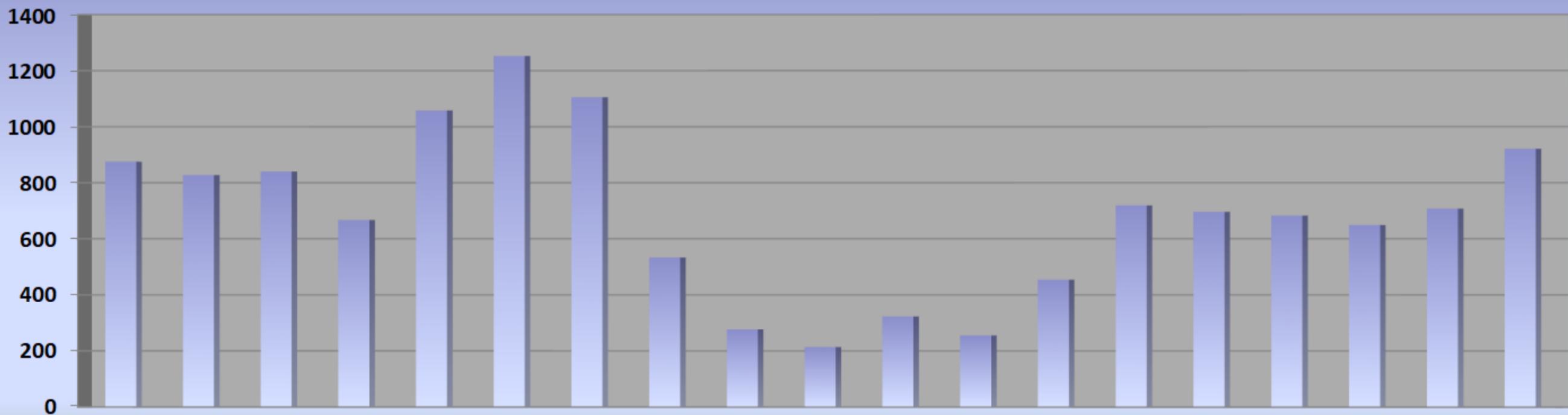
Signature: _____

Printed Name: _____

Date: _____

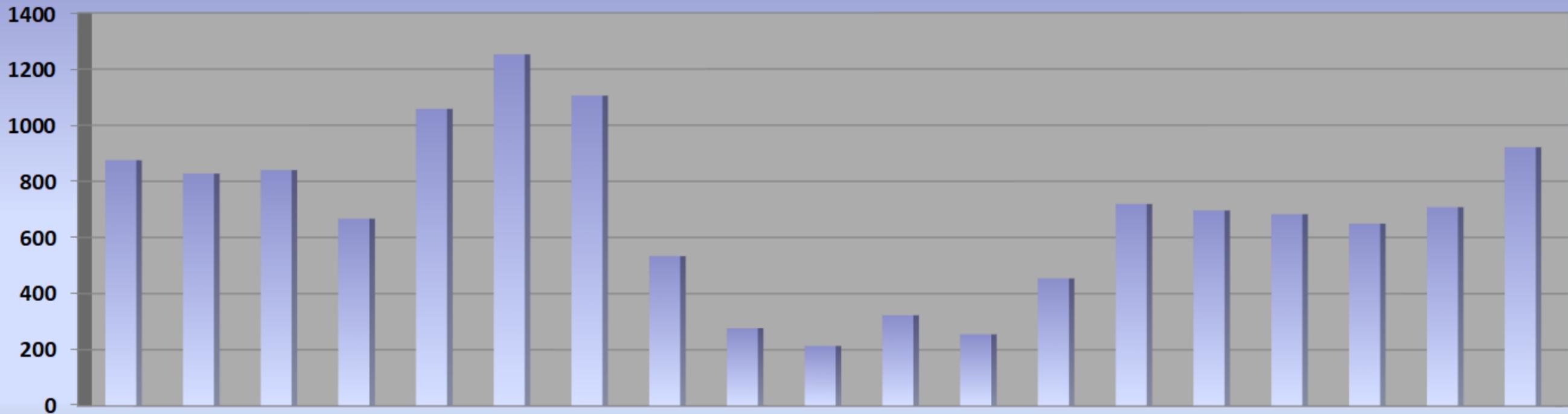
Count of YEAR	Column Labels	
BUILDER	2018 Grand Total	
Richmond American	336	336
DR Horton	142	142
KB HOMES	112	112
TRI POINTE HOMES	74	74
CENTURY COMMUNITIES	67	67
Oakwood Homes	40	40
KAUFFMAN HOMES	35	35
TAYLOR MORRISON	32	32
Lennar Homes Colo.	29	29
Lokal Homes LLC	19	19
ADAMO HOMES	15	15
MOUNTAIN PROPERTY BUILDERS INC	5	5
LEGEND COMPANIES	2	2
ZELEM CONSTRUCTION	2	2
TOM HALL BUILDING CORPORATION,	2	2
FORM CONSTRUCTION	1	1
FLETEMEYER HOMES,LLC	1	1
PROVIDENCE BUILDERS	1	1
MALIBU HOMES	1	1
k2 homes	1	1
NORTHSTAR CUSTOM HOMES	1	1
BLITCH WOODWORKING INC	1	1
ZINGA CONSTRUCTIO INC	1	1
Platinum Homes	1	1
Grand Total	921	921

NEW SINGLE FAMILY HOME PERMITS ISSUED 2000 - 2018 THROUGH OCTOBER



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	875	827	840	667	1058	1252	1105	533	277	214	323	255	454	719	696	683	649	708	921

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