



CONTRACTORS LUNCHEON
April 10, 2019
Meeting Summary

Welcome: Joseph Montoya, Chief Building Official

- Welcomed all attending the luncheon. Main purpose of luncheons are to develop consistency and receive feedback.
- Thanked Lennar Homes for sponsoring today's luncheon.
- Announcement: John Bell, VP Business Development with Greyter Water Systems has offered to speak at the June Contractor Lunch (Picnic Day) to present product information on a residential water recycling system.

2018 Code Adoption Timeline Discussion of Feedback: Joseph Montoya, CBO

- Code Adoption Update: the 1st Reading code amendments are now completed and in Legal for review – thank you to Denise Hendricks, Admin Assistant, for her work on this.

Electronic Inspection Card / CO Process: Joseph Montoya, CBO and Phil Kranz, Business Administration Manager

- Working on software changes to CRW system to streamline inspection to CO process.
- Working to have pre-rough documents prior to final building inspection is approved in system that will trigger an electronic CO.
- Will have a few builders test out the process before it is implemented.

Highlights from the March Institute: Jon White, Inspector Supervisor and Building Inspection Team

- John Jenkins, Combination Building Inspector, was introduced as the newest member of the inspection team. John is a former Plans Examiner / Inspector from NJ. He is a certified plumbing and mechanical inspector and a licensed Master Plumber.
- Highlights from the March Institute:
 - 4 Key Items for 2018 Code Changes include
 1. 1 dedicated 20 amp circuit for garage only
 2. Carport receptacles need dedicated outlet for each bay
 3. AFCI protection required in kitchen and laundry areas



4. GFI protection required for crawl spaces
 5. Mechanical Changes: Exhaust duct sizing max length is 5 ft., smoke detectors should be 3 ft. from bathrooms
 6. GFI protection on dishwashers – needs to be accessible.
 7. (Jon White) - The biggest changes are related to breakers, concrete electrode inspections – asked for feedback – response from group was contractors would like a 2 hour window for this inspection – Jon agreed they can call inspection in with a 2 hour window.
 8. The inspection team welcomed contractors to attend “ride along” with Building Inspectors.
- For 2020 Code:
 1. Required receptacle for islands – the square footage will dictate
 2. All finished / unfinished basement circuits need GFCI protection

Master Plan Landscaping Irrigation Update: Ruth Stadler, Conservation Plan Reviewer

- Reviewed summary of changes handout
- Switched from using Kentucky Blue Grass to TX hybrids that require less water, saving up to 40% water use.
- There will be no sod exemptions for month of July.
- Encouraged to share information with landscape designers and contractors

New Temporary Erosion and Sediment Control Permit (TESC): David Van Dellen, Storm water Manager

David provided an overview on replacing the DESC and GESC with new TESC plan – having a single plan will be more efficient. Working through fee changes and how it will unfold going forward as new developments come in and phasing out individual plans.



Annual Picnic: Joseph Montoya, CBO

The **annual picnic will be held at the Mill House in June** instead of August (at Rhyolite Park), in order to accommodate schedules better. Greyter Water Systems will be sponsoring and presenting at the June picnic. Greyter will provide information on using their grey water system, recycling shower and bath water to flush toilets.

Final Announcements: Joseph Montoya, CBO

- The Town is on track to have the 2018 Code adoption in place by July 1st. Can work under current codes for 6 months, but the new code will be required as of January 1, 2020.
- Thank you to Fire staff for attending and for their work and protection. The new code is geared to protecting our first responders.
- Next Luncheon: June 12th
- Reminder: For your reference, the monthly luncheon summaries can be found on the Town's website under Building/News and Updates.

