

Town of Castle Rock  
Development Services Building Division  
Contractors luncheon

*Town Sponsored Annual Picnic*

Philip S. Miller Park – Mill House  
1375 W. Plum Creek Parkway

JUNE 12, 2019

11:30 a.m.

*Greyter Water Systems Sponsor*

*Menu: Dickie's Barbecue*

AGENDA

Welcome by Joseph Montoya, Chief Building Official

- Brief Presentation by Greyter Water Systems  
(as Approved by CR Water Ordinance)
- Open Discussion

**\*\*NEXT LUNCHEON**

August 14<sup>th</sup>

*Sponsor: Taylor Morrison*

**\*\*No Meeting in July**

\*For Sponsor opportunities or getting discussion points on the agenda:

Contact: [buildingcounter@crgov.com](mailto:buildingcounter@crgov.com)

Development Services Technicians: Diane Maki, Ben Christensen, Cindy Brooks,  
Tracy Shipley, Jenn Bigham

Building Division Administrative Assistant: Denise Hendricks

To view past meeting summaries see website: [www.crgov.com/contractorluncheon](http://www.crgov.com/contractorluncheon)

**\*\*The Annual Picnic changed from August to June to better accommodate summer schedules**

**\*\*There will be no lunch meeting in July**



**CONTRACTORS LUNCHEON**  
**June 12, 2019**  
**Meeting Summary**

**Welcome:** Jon White, Building Inspector Supervisor

- Welcomed all attending the luncheon and announced that he was conducting the luncheon in the absence of Joseph Montoya, CBO, who was out for surgery. He thanked John Bell, VP with Greyster Water Systems, for sponsoring the luncheon and presenting the Greyster Water System that the Town adopted by ordinance for new home builds.

**Greyster Water Systems Presentation by John Bell**

Mr. Bell provided a PowerPoint slide presentation, along with a video outlining the following:

- Process to install and maintain the unit, as well as cost savings.
- Benefits to the builder include reduction in tap fees, increase in tap allocations/density/bonuses, expedited permit process, meter size reduction.
- Application process to the Town of Castle Rock explained. Currently Denver and Pitkin Counties are using the system.
- The system uses the shower water to flush toilets to save on water usage - works for a minimum of 2 showers per day or 40 gallons per day.
- The company is based out of Ontario, Canada and manufactured in Nebraska. Pricing is approximately \$3,750.00 (Production Builder Price) with a 2-year warranty for parts and labor.
- Will look at plans submitted to CR Water to provide cost estimates.
- For more information see website: [www.greyter.com](http://www.greyter.com)

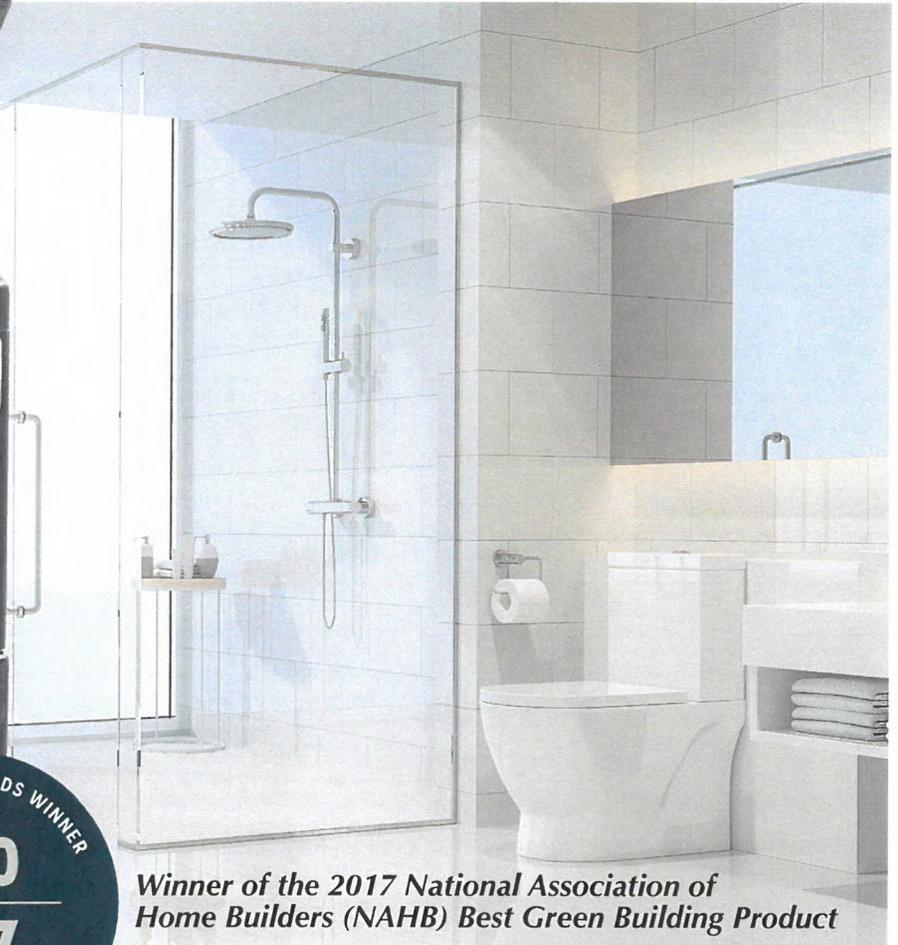
**Final Announcements:** Jon White

- Code Adoption Update: Going to 2<sup>nd</sup> Reading on June 18<sup>th</sup> for adoption of the code – would become effective August 1<sup>st</sup> if approved.
- Reminder: No luncheon in July – next luncheon is August 14<sup>th</sup> and will be sponsored by Taylor Morrison.



- David Van Dellen from CR Water reminded everyone about the new Temporary Erosion and Sediment Control (TESC) process - current projects have until year end to convert to the new process. Any new development after July 1<sup>st</sup> needs to follow the new process.

***Reminder: For your reference, the monthly luncheon summaries can be found on the Town's website under Building/News and Updates.***



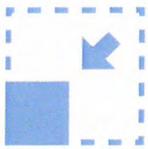
*Winner of the 2017 National Association of Home Builders (NAHB) Best Green Building Product*

# The Greyter HOME™ Residential Water Recycling System

Enabling builders, municipalities and homeowners to create water-efficient communities.

## Achieve high-density development and minimize the impact to water resources

The Greyter HOME™ was designed in collaboration with several top US homebuilders, resulting in a residential water recycling system that meets the most important requirements for large-scale home development, while providing homeowners with a reliable, long-term water-saving solution. These features include:



### Compact size

Only 28 inches wide, 65 inches tall and 19 inches deep, the compact Greyter HOME can be installed in a discreet location, such as a basement, garage or mechanical room. Unlike many residential water recycling systems, the Greyter HOME has no bulky outdoor or underground components to install or maintain.



### Minimal maintenance

Designed to provide reliable performance with little maintenance, the Greyter HOME requires only one service call per year to fill chlorine and exchange adsorption media. This can be completed by homeowners, or by a local service technician.



### Quick and easy installation

The Greyter HOME requires only five plumbing connections and can be installed by a professional plumber in about an hour. Rough-in plumbing is equally simple and, in most cases, can be completed in two to four hours.



### Low energy requirements

For a typical family of four, the Greyter HOME requires only about 185 kWh of electricity per year to treat and pump recycled water for toilet flushing.



### Delivers near-potable water quality

Designed to meet stringent regulatory standards for indoor water reuse, the Greyter HOME produces clear, odor-free, microbiologically safe water for toilet flushing.



### Highly efficient water recycling – up to 25 per cent

The low-maintenance ultrafiltration membrane enables the Greyter HOME to efficiently recycle greywater and reduce residential demand for potable water by as much as 25 per cent.



### Affordable

The Greyter HOME is one of the lowest cost, advanced treatment systems for residential water recycling. Moreover, the system can help builders gain municipal incentives for residential water recycling such as greater home density, lower water connection fees, accelerated permits and development credits.



"The Greyter HOME enables new-home builders to easily achieve significant water conservation targets with an affordable, compact, easy-to-install appliance."

- Mark Sales  
Co-founder and CEO  
Greyter Water Systems

## Designed with builders, to meet the needs of growing communities

The Greyter HOME is a compact, fully automated water recycling system that can help reduce indoor water consumption by as much as 25 percent in a family home. The system captures water from showers and bathtubs, treats it to a near-potable quality and provides clear, odor-free water to meet a home's toilet flushing demands.

Many municipalities are recognizing the benefits of residential water recycling to conserve regional water supplies and create water-efficient communities, especially in areas where growth is constrained by limited water resources.



*It makes no sense to flush toilets with perfectly good drinking water. Only two showers per day can provide enough water to the Greyter HOME to meet the toilet flushing needs of a family of four.*

The Greyter HOME plays an important part in helping municipalities implement long-term, sustainable water management strategies and its use in new home construction could enable builders to achieve municipal incentives for water conservation such as:

- Lower water connection fees;
- Accelerated permit approvals;
- Development credits;
- Greater density of homes in a development project.

Over the long term, the Greyter HOME also contributes to a sustainable water management strategy for the community and helps homeowners save money on water and sewer costs.

## Advanced technology, fully automated operation

The Greyter HOME incorporates advanced screening, filtration, odor-removal and system-control technologies that operate automatically and require little maintenance.

The first step in the process removes hair and large solids in a patent-pending, self-cleaning pre-filter. Water then passes through an ultrafiltration membrane that removes 99.99% of microorganisms, as well as soap and smaller solids. Following that, adsorption media removes remaining soap, color and odor before the water enters a storage tank and chlorine is added. A touchpad controller handles all aspects of system operation and provides homeowners with performance data, maintenance reminders and tutorials.



## Proudly manufactured in North America

Greyter Water Systems manufactures the Greyter HOME at state-of-the-art facilities in Grassie, Ontario, Canada and Sidney, Nebraska, USA.

These plants incorporate the best practices, efficiencies and expertise that Greyter has developed after more than a decade of designing and building its highly sought-after water recycling systems for commercial buildings.



During this time, the Greyter team has designed, delivered and supported water recycling projects for demanding and challenging applications such as military installations, hotels, schools, condominiums and office buildings. With scalable, responsive manufacturing capacity and talented design and delivery teams, the Greyter plants are well equipped to meet the demand for Greyter HOME systems in residential development projects throughout North America.

## Comprehensive warranty and support

The Greyter HOME system is covered by a comprehensive two-year warranty for parts and labor. A network of local representatives is available to provide a full range of services including system installation, maintenance, technical support and parts supply. Contact Greyter Water Systems to learn more about regional service and support partners.

## Greyter HOME system specifications

Dimensions	65" H x 28" W x 19" D (165.1 cm H x 71.1 cm W x 48.3 cm D)
Plumbing connections	<ul style="list-style-type: none"><li>➤ 1 – 1½" ABS or PVC (vent)</li><li>➤ 2 – 2" ABS or PVC (greywater inlet, sanitary)</li><li>➤ 1 – ¾" PEX or copper (toilets)</li><li>➤ 1 - ½" PEX or copper (city water)</li></ul>
Holding capacity	52 gallons (197 liters)
Electrical connection	One single gang 120 V, 15 A
Electricity usage	185 kWh annually (approximate)



Greyter Water Systems

Manufactured in Sidney, NE, USA and Grassie, ON, Canada

info@greyter.com | www.greyter.com

Greyter is a registered trademark of Greyter Water Systems Inc.  
Greyter HOME is a trademark of Greyter Water Systems Inc.  
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Toll Free in North America: 1-844-GREYTER (473-9837)

Outside North America: 1-416-883-2411



## NOTICE OF CRITERIA REVISIONS

**To:** Development and Building Partners  
**From:** J. David Van Dellen, Stormwater Manager  
**Date:** May 10, 2019  
**Re:** Temporary Erosion and Sediment Control Manual Revision

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The Town of Castle Rock Temporary Erosion and Sediment Control (TESC) Manual is being revised to comply with the Town's MS4 (Municipal Separate Storm Sewer System) Permit with the Colorado Department of Public Health and Environment and to address other items of critical nature. The Draft Manual is available at [www.crgov.com/TESC](http://www.crgov.com/TESC) for public review and comment. All proposed revisions are shown within the Manual in red. The proposed revisions will be presented to Town Council on May 21, 2019 (First Reading) and again on June 18, 2019 (Second Reading) for adoption by ordinance. The Manual is anticipated to go into effect in July 2019. Below is a summary of proposed revisions. Submit comments and questions to [stormwater@crgov.com](mailto:stormwater@crgov.com).

### Summary of Revisions

1. Rename the manual from Grading, Erosion and Sediment Control/ Drainage, Erosion and Sediment Control (GESC/DESC) to Temporary Erosion and Sediment Control (TESC) Manual.
2. Add clarifying language for the minimum qualifications for Low Impact TESC Permits (See Table 1-1).
3. Add criteria for temporary substitutes for sediment basins site conditions are not feasible for sediment basin implementation (See Section 3.10).
4. Update the TESC Permit issuance process based on current practices (See Section 5).
5. Add clarifying language on the field change order process to provide for varying levels of approval (See Section 5.4.3).
6. Add clarifying language regarding permit extensions, fees and surety-renewals (See Section 5.5.2).
7. Add restrictions for seeding and mulching during a Red Flag Warning (See Section 5.7.15).

8. Incorporate state standards for required coverage at vegetation acceptance to include a uniform vegetative cover with an individual plant density of at least 70 percent of pre-disturbance levels (See Section 6.4).
9. Discontinue the Drainage, Erosion and Sediment Control (DESC) Permit and Institute a new TESC Permit for vertical residential construction on single-family residential sites (See Section 8).
10. Continue administering minimum site drainage requirements for single-family residential construction under the building permit (See Section 8.3 and 8.7).
11. Remove requirements for permanent stabilization following release of Certificate of Occupancy on single-family residential lots.
12. Revise TESC Standard Notes and Details based on current practices and to account for vertical residential construction requirements (See Appendix B).
  - a. Add TESC Standard Detail for Temporary Road Crossings (TRC).
  - b. Add TESC Standard Details for single-family residential A Lots and B Lots.
13. Add example TESC Plans for vertical residential construction sites (See Appendix C).

### **Permit Fees related to Vertical Residential Construction**

All permit fees will continue to follow the 2019 Development Services Fee Schedule as follows:

- Low Impact TESC Permit: \$250
- TESC Permit (less than 5 acres): \$1,200
- TESC Permit (greater than 5 acres): \$2,750
- A drainage review and Inspection fee of \$150 will be charged under the residential building permit to cover:
  - Plot Plan review: \$50 per review
  - Final Drainage Certification review and inspection: \$100 per review

### **Compliance Schedule:**

GESC Plans submitted for first review prior to July 1, 2019 are subject to the 2015 GESC/DESC Manual standards. TESC Plan applications submitted for first review after July 1, 2019 are subject to the 2019 Temporary Erosion and Sediment Control Manual standards.

Residential subdivisions with at least one active building permit as of July 1, 2019 will continue with issuance of combined Building/DESC Permits through December 31, 2019. Residential subdivisions without active building permits as of July 1, 2019 will be required to comply with the new TESC Permit requirements prior to release of building permits. All residential building permits will be required to comply with the new TESC Permit requirements starting January 1, 2020.