



CONTRACTORS LUNCHEON

January 8, 2020

Meeting Summary

Welcome: Joseph Montoya, Chief Building Official

- Welcomed all attending the luncheon
 - Thanked Adamo Homes for sponsoring and providing the great lunch from Panera Bread!
 - Reminded everyone about the new inspection card color being orange for the 2018 codes and the blue card is still for the 2012 codes.
 - **New Codes:** Communication is key. Mr. Montoya reminded everyone that the purpose of the luncheon is to help everyone be successful in the Town of Castle Rock and asked for feedback to help the Town continue to improve.
 - **Fire Resistive Unfinished Basements and Inspections:** Mr. Montoya provided a few highlights on the new code changes, including the need for 3rd party inspection for fire resistive requirements in unfinished basements. The Town needs to approve the 3rd party inspectors prior to inspections. Use of inspection stickers on spray foam is not an approved method to show proof of inspection at this time.
- **TESC Update and Final Grade Cert Bonding: David Van Dellen, Stormwater Manager**

Mr. Van Dellen reminded the builders due to the frozen ground at this time of year, to get their grade cert paperwork in. He also provided highlights on moving from DESC process to Vertical TESC (see attached details).

 - Castle Rock Water will be granting a 1-month extension after initial submittal of building permit to help assist customers through the process.
 - Temporary exemptions will be granted to residential developments with less than 5 acres total of active building/DESC permitted sites, and vacant lots.
 - Received 17 submittals as of 1-3-20; expecting 30 more to come in.



- The Residential Permits page has been updated on the website. The redirect to the updated information is www.crgov.com/residential.
- Training: Training sessions are set up for the following dates in the Rhyolite Room at Town Hall:
 - Monday 1/13/20 at 11:00 am
 - Wednesday 1/15/20 at 4:00 pm
 - Friday 1/17/20 at 1:00 pm
- **Master Plans – No More 2012 Can be Used (Joseph Montoya)**
 - All Master Plans and Permits must be pulled on the 2018 Codes as of Jan. 1, 2020.
 - Gas Isometric Plans can't be on Master Plans since it is not yet known where the meter will be. The inspectors can verify them in the field.
 - Contact Joseph Montoya to resolve any Master Plan issues – will discuss further at the next meeting.
 - For any incomplete submittals, direct your questions to the Development Technicians for resolution.
- **Inspections / Snow – Roofs and Undergrounds (Jon White)**

Mr. White provided reminders on the following:

 - Remove snow over the underground trenches for plumbing and electric to enable inspections.
 - Keep snow off roofs to enable proper roof inspections. Ice and water shield is required everywhere so roofers need to be compliant with the code.
 - Mr. White asked that a description be placed in the description box per the Development Technician's request to help them identify what the documents are.
 - Reminded everyone again to use the orange inspection card for the 2018 code.
 - Fire Resistive for finished basements: Unfinished mechanical rooms 80 sq. ft. do not need protection, but more than 80 sq. ft. would require fire protection and make sure the building permit for the finished basement is prominently displayed so inspectors see it. For inspections, can do ½ "drywall or spray foam with 3rd party inspection verification, or box in and frame, and this would be part of



the rough frame inspection. Call Jon White for any questions on fire resistive inspections.

- **Emergency Floor Drains in Laundry Room (Joseph Montoya)**
(See attached for examples)

Mr. Montoya provided handouts of an Alternate Request Form for emergency floor drains in laundry rooms. This form must be filled out for each permit. The form will be available on the website. While the building code cannot be waived, the building code does allow for an alternate method that is granted by the CBO.

Announcements:

- Andy Blake, Plans Examiner, announced the upcoming March Institute and encouraged everyone to take a brochure and attend. The cost is \$90/day.

Closing Comments: (Joseph Montoya)

- Adamo Homes was thanked again for sponsoring the lunch and also thanked the admin staff, Denise Hendricks and Jackie Jensen, for coordinating the luncheon.
- The next luncheon is February 12th and is being sponsored by DR Horton.

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



Town of Castle Rock
Development Services Building Division
Contractors luncheon

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

JANUARY 8, 2020

11:30 a.m.

Sponsor: Adamo Homes

AGENDA

Welcome by Joseph Montoya, Chief Building Official

New Codes – 2012 to 2018 effective January 1st

- TESC Update
- Final Grade Cert Bonding
- Master Plans – No more 2012 can be used
- Inspections / Snow – Roofs/Undergrounds
- Fire Resistive Unfinished Basements Inspection Request
 - Orange Inspection Cards for 2018 Codes
 - Open Discussion

NEXT LUNCHEON:

February 12

DR Horton

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

Contact: buildingcounter@crgov.com

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

Building Division Administrative Assistant: Denise Hendricks



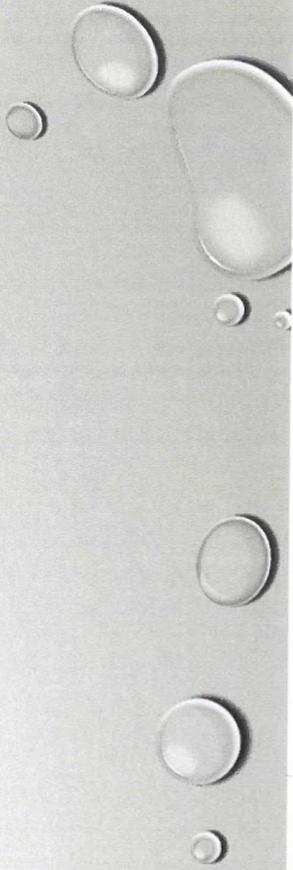
THE VERTICAL RESIDENTIAL TESC TRANSITION UPDATES

Moving from DESC to Vertical TESC





REQUIREMENTS DURING THE TRANSITION

- CONTINUE - ALL SITES WITHOUT ACTIVE BUILDING PERMITS AS OF JULY 1, 2019
 - **NO BUILDING PERMITS WILL BE RELEASED WITHOUT AN APPROVED TESC PLAN AND PERMIT IN PLACE.**
 - AS OF JANUARY 1 - EXISTING SITES WITH **5 ACRES OR MORE** OF ACTIVE BUILDING/DESC PERMITTED SITES AND VACANT LOTS REMAINING
 - ✓ ONCE THE REQUIRED VERTICAL RESIDENTIAL TESC ITEMS HAVE BEEN SUBMITTED THE TOWN **WILL CONTINUE TO ALLOW BUILDING PERMITS** TO BE ISSUED FOR 30 DAYS.
- 

THE (TEMPORARY) EXEMPTION

RESIDENTIAL DEVELOPMENTS WITH LESS THAN 5 ACRES TOTAL OF:

- ✓ ACTIVE BUILDING/DESC PERMITTED SITES
- ✓ VACANT LOTS

MAY APPLY FOR A VERTICAL RESIDENTIAL TESC EXEMPTION AND CONTINUE WITH COMBINED BUILDING/DESC PERMITS UNTIL THE SITE IS COMPLETED, IF APPROVED.

PLEASE NOTE: THIS IS ONLY A TEMPORARY POLICY
TO ASSIST BUILDERS DURING THE TRANSITION.

SUBMITTAL ACTIVITY

- 17 VERTICAL TESC SUBMITTALS AS OF 1-3-20
- EXPECTING ABOUT 30 TOTAL

IMPORTANT RESOURCES AND CONTACT INFORMATION

- APPLICATION FORMS AND CHECKLISTS: CRGOV.COM/RESIDENTIAL
- DIRECT QUESTIONS AND SUBMITTALS TO: DEVREVIEW@CRGOV.COM

TECHNICAL TRAINING AVAILABLE NEXT WEEK:

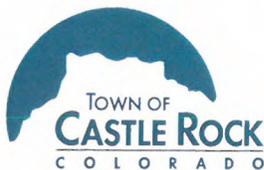
- WHO: BUILDERS AND ENGINEERS

WHEN: MONDAY JAN. 13 AT 11:00 A.M.,

- WEDNESDAY JAN. 15 AT 4:00 P.M.
- FRIDAY JAN. 17 AT 1:00 P.M.

- WHERE: TOWN HALL RHYOLITE CONFERENCE ROOM

THANK YOU



**Residential Laundry Room
Emergency Floor Drain
R 104.11 Alternative design
Request form**

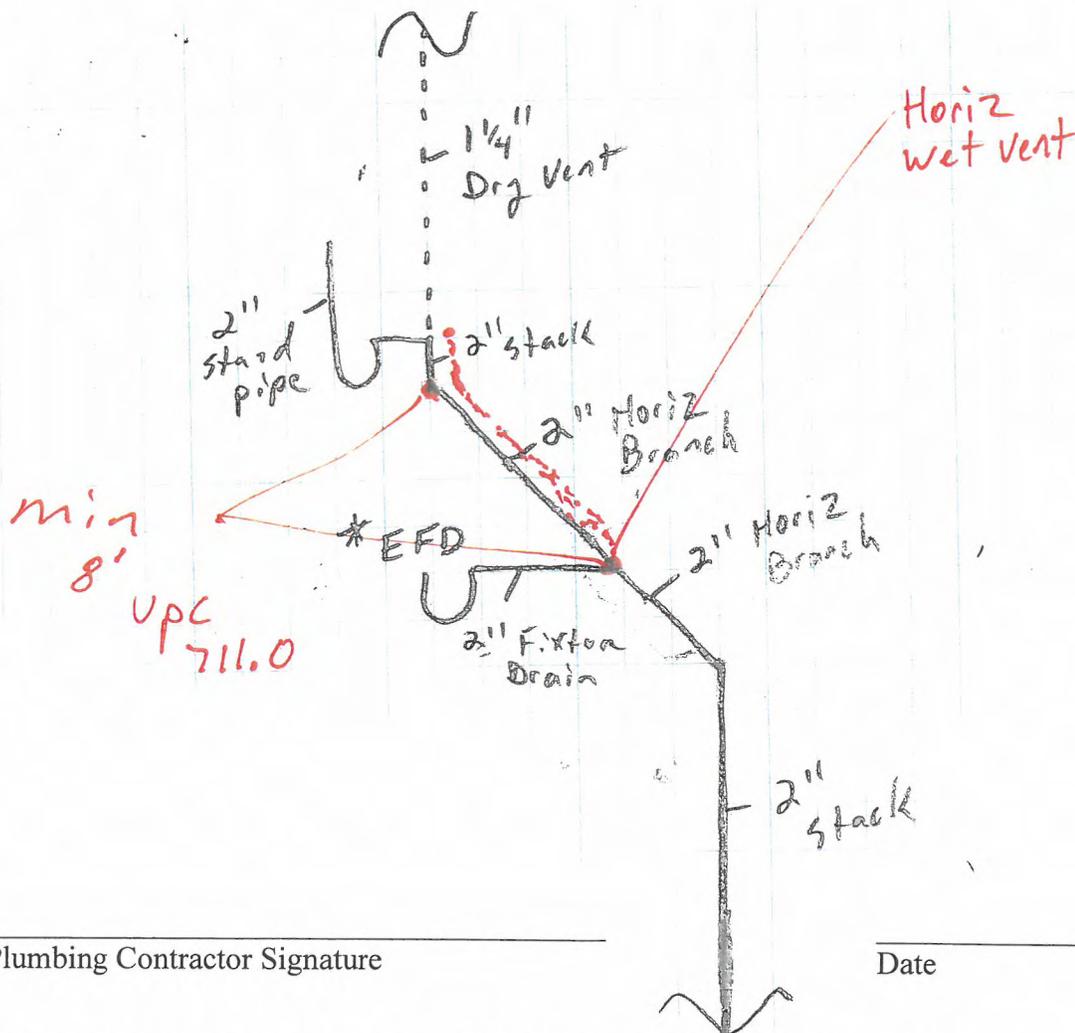
Permit Number: _____

Address: _____

Per 2018 IRC section R104.11

Registered Plumbing Contractor for this permit requests to use an alternative design to install an emergency floor drain in a residential laundry room.

The horizontal branch (2 inch) receiving the discharge of washing machine stand pipe (2 inch) will be installed as a horizontal wet vent. The invert of the fixture drain serving the emergency floor drain will be a minimum of 8 feet downstream of the washing machine stand pipe. The floor drain must meet *ready access* and be protected for trap seal evaporation.



Registered Plumbing Contractor Signature _____

Date _____

11/1/2020

*EFD = Emergency Floor Drain residential Laundry Rooms must be protected P3201.2.1 Trap Seal protection

R104.11

Alternative design Request for Each permit required. Form must be approved by Castle Rock Building division and must be present at Rough Inspection

Inspection

