CONTRACTORS LUNCHEON
February 12, 2020
Meeting Summary

Welcome: Joseph Montoya, Chief Building Official

- Welcomed all attending the luncheon
  - Thanked DR Horton and Electric Contractors, Inc., for sponsoring and providing the great lunch from qdoba!
  - Mr. Montoya expressed appreciation for everyone's support, attendance and participation at the luncheons.
  - **New TRAKiT Software Upgrade**: The system will be down on Friday February 14th while the system is being updated. Customers and Town staff will have no access to the system on the 14th. After the holiday weekend the system will be back up and running on the 18th that will provide increased capabilities to help serve the community better.
  - **March Institute Training March 2 - 6**: The Town requires staff to be certified and one way to achieve continuing education is by attending the ICC March Institute. Mr. Montoya asked the builders to do their best to keep inspections light that week due to having staff out to attend the training. He announced that he will be handing out "Free Inspection" cards at the next luncheon to those having the least number of inspections! Jon White will be handling inspections during March Institute week while inspectors attend training so please keep inspections down as much as possible and please communicate this to your teams.
  - **Over the Counter Inspections**: After initiating a soft launch of this program, the Building Division is now offering "Over the Counter Plan Review" managed by Andy Blake and JR Trout. The types of reviews will be for things such as decks, pergolas, basement finishes, gas lines, fire pits, hot tubs, etc. These reviews are scheduled Tues. – Thurs. 10:00 – 2:00 pm.

- **Applications for Residential Homes / Irrigation Questions: Tina Close, Plan Review Supervisor**

  Presentation Highlights – (see attached for more details)
  - Effective Jan. 1, 2020, Castle Rock Water is changing the water budget for homes. The former budget did not accurately represent usage and costs. Customers are actually using less water.
  - Will do landscaping & irrigation fly-over on existing homes. New homes will be based on plans.
  - Landscaping and irrigation plans can be on one plan, if going for a 1 SFE. Must provide total irrigated and irrigable areas.
  - Water fixture plans must be stamped by a Professional Engineer (P.E.). if going for a 0.67 or if in a WEP.
  - Need copy of Architectural Plan to show which options are opted for if homeowner is not selecting ALL optional fixtures.

- **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 (Adan Rivas, Stormwater Inspector)**

  (See attached for more details)
  - Mr. Rivas reminded everyone about the change from DESC to TESC and that it is federally mandated. There is only 1 project yet to be submitted. He also explained the bonding policy.

- **TRAKiT Software Upgrade (Phil Kranz)**
    - Mr. Kranz announced the system will be down late afternoon on Thursday the 13th. The reason for the upgrade is to make improvements for customers. The cut-off for scheduling inspections will be 3:30 p.m. that day whether scheduled through etrakit or by phone. On Friday the 14th inspections can be scheduled only by phone via the inspection hotline (303-660-1341) or by calling the building counter (720-733-3527).
    - Inspectors will be using paper inspection tickets on Friday the 14th while TRAKiT is down and again on Tuesday the 18th since staff will not have access to the system over the holiday. Your yellow copy of the ticket will need to be displayed on site. Staff will snap a photo of the tickets and attach them later to the permits.
    - Be sure for Friday and Tuesday that everything is signed off on. If there are open boxes and no signatures – this will hold up your final inspection. Also, have corrections for any re-inspections provided with the permit card.
    - There will be NO same day CO's on Friday the 14th since the system will be down.
    - Monday the Town is closed for President's Day. TRAKiT will be back up and running on Tuesday the 18th.

Closing Comments: (Joseph Montoya)

- Reminded everyone about construction and parking issues around Town Hall and that customers can park on the street or other public areas, or the parking garage.
- **Coming up:**
    - More information will be provided on the No Burn product for fire protection. After talking to other jurisdictions regarding 3rd party validation, the Town may go with self-validation.
    - Drones: Jon White has successfully flown a drone for a roof inspection and did a great job. This will prove to be a very useful tool in the future for roof inspections and possibly other types of inspections as needed.

- DR Horton and Electric Contractors, Inc., was thanked again for sponsoring the luncheon.
- The next luncheon is scheduled for March 11th at the Mill House and since there is not a sponsor signed up at this time, the Town will provide sponsorship for this meeting.

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

FEBRUARY 12, 2020
11:30 a.m.
Sponsors: DR Horton & Electric Contractors, Inc.

AGENDA

Welcome by Joseph Montoya, Chief Building Official

- TESC Reminders from CR Water
- Applications for Residential Homes
  - Irrigation Questions (Tina Close)
- TRAKiT Software Update – Go Live Feb. 18
- TRAKit will be Down Feb. 14th During Software Upgrade
- Reminder! March Institute (Mar. 2 – Mar. 6, 2020)
- Open Discussion

NEXT LUNCHEON:
March 11, 2020
Sponsor Needed!

*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

To view past meeting summaries see website: www.crgov.com/contractorluncheon

Castle Rock Water
Single Family Plan Review

Landscape and irrigation requirements

February 11, 2020

As of January 1st, 2020 to determine the home water budget, all residential tract home building permit applications must provide a landscape and irrigation plan. The landscape plans must provide a table that indicates the following:
*Total irrigable area for the lot
*Total actual irrigated area (front and back) *Total turf grass area *Total area of other plantings

There are 3 options for Landscape and irrigation requirements:

IF APPLYING FOR 0.67 SFE:

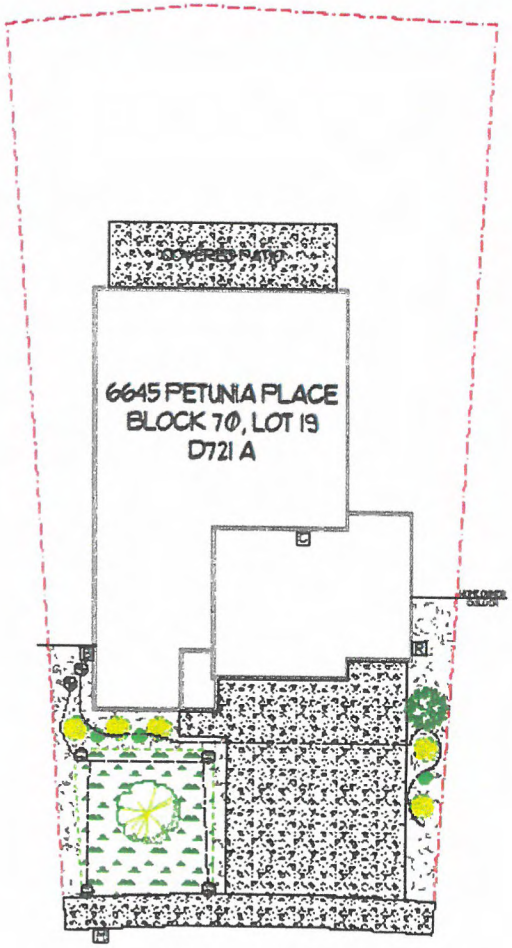
*Provide landscape and irrigation plans separately, list turf and planting areas, total irrigated and total irrigable area. Must include irrigation chart for 0.67 SFE (5/8") (Residential Water Fixture Unit calculation sheet must be signed and sealed by PE)

IF SELECTING 1 SFE:

*Can provide both landscape and irrigation on one plan if NOT going for 0.67 SFE, must include turf and planting areas, total irrigated and total irrigable area. Irrigation chart not required. Residential Water Fixture Unit calculation will assume 7 gpm for irrigation if not signed and sealed by a PE

IF IN A WEP (Water Efficiency Plan):

*Provide landscape and irrigation plans separately, list turf and planting areas, total irrigated and total irrigable area. Must include irrigation chart for 0.67 SFE (5/8") (Residential Water Fixture Unit calculation sheet must be signed and sealed by PE) and must include table verifying requirements met per the water efficiency plan.



LANDSCAPE NOTES:

1. MULCH AREAS TO HAVE A MINIMUM DEPTH OF 3" OVER LANDSCAPE FABRIC, SEPARATED FROM SOD WITH 4" ROLL-TOP, PERFORATED EDGING
2. NO SOD OR OVERHEAD IRRIGATION IS ALLOWED ON SLOPES GREATER THAN 3:1, WITHIN 5' OF FOUNDATION WALLS, OR ON AREAS LESS THAN 10' WIDE.
3. GRADE SHALL BE RE-ESTABLISHED WITHIN 1.0FTHS OF A FOOT AND FINISHED SURFACE SHOULD DEPICT OF ROCKS AND DEBRIS LARGER THAN 3/4"
4. AN ON-SITE SOIL INSPECTION IS REQUIRED AND SHALL BE SCHEDULED BY THE LANDSCAPE CONTRACTOR PRIOR TO SOD INSTALLATION
5. ALL SODDED AREAS TO BE ROTO-TILLED TO A MINIMUM DEPTH OF 6" AND AMENDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET, WITH ORGANIC MATTER THAT MEETS THE TOWN OF CASTLE ROCK SPECIFICATIONS
6. ALL PLANT MATERIAL WILL BE SELECTED FROM THE TOWN OF CASTLE ROCK PLANT SCHEDULE AND MEET APPLICABLE NURSERY STANDARDS

IRRIGATION NOTES:

1. A PRESSURE BACKFLOW TEST, BY A TOWN REGISTERED INSPECTOR, IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
2. A DOWNSTREAM IRRIGATION CONNECTION IS REQUIRED. AS THE TOST PORTS SHALL NOT BE USED FOR IRRIGATION
3. AFTER ESTABLISHMENT PERIOD HAS EXPIRED, A 365 DAY WATERING SCHEDULE WILL BE ESTABLISHED AT PEAK SUMMER USAGE, NO MORE THAN 1/7TH BLOCK OF SUPPLEMENTAL IRRIGATION IS ALLOWED
4. SPRINKLER HEAD AND IRRIGATION LINE LOCATIONS ARE REPRESENTATIVE, ACTUAL LOCATIONS MAY VARY DUE TO LAYOUT OF OTHER IMPROVEMENTS
5. IRRIGATION CONTROLLER WILL BE CAPABLE OF 365 DAY WATERING AND HAVE BATTERY BACKUP
6. SPRINKLER HEADS WILL HAVE A 6" RISER PER UP HOSE INTERNAL CHECK VALVE, PRESSURE REGULATION, AND MATCH PRECIPITATION RATES
7. BACKFLOW TYPE AND INSTALLATION TO COMPLY WITH THE COLORADO CROSS CONNECTION MANUAL, FIFTH EDITION (FOOOOTNOTE - 1/4", WATER 7.9 - 3/4")
8. PRESSURE COMPENSATING, POINT SOURCE EMITTERS USED ON DRIP LINE (WATER 45-15-C)

SQUARE FOOTAGES
LOT SIZE = 9,108 SF
TURF AREA = 404 SF
OTHER PLANTING AREA = 209 SF
TOTAL IRRIGATED AREA = 613 SF
TOTAL IRRIGABLE AREA = 2,736 SF

IRRIGATION AND PLANTING LEGEND

- METER/TAP
- CONTROLLER
- BFP DEVICE
- RAIN SENSOR
- ZONE VALVE
- SPRINKLER HEAD
- POLY LATERAL/DRIP LINES
- 1.5" GRANITE ROCK MULCH
- TEXAS HYBRID BLUEGRASS SOD
- ROLL-TOP, PERFORATED EDGING
- (5) #5 DECIDUOUS SHRUBS
- (3) #1 ORNAMENTAL GRASS
- (1) 6' EVERGREEN TREE
- (1) 2" DECIDUOUS TREE, PER PLAN

SCALE: 1" = 20'

Landscape Design by: Torrey Betts, B&M Turf, 15 1208
Richmond American Homes

Landscape Plan: Cobblestone - Block 70, Lot 19
6645 Petunia Place, Castle Rock

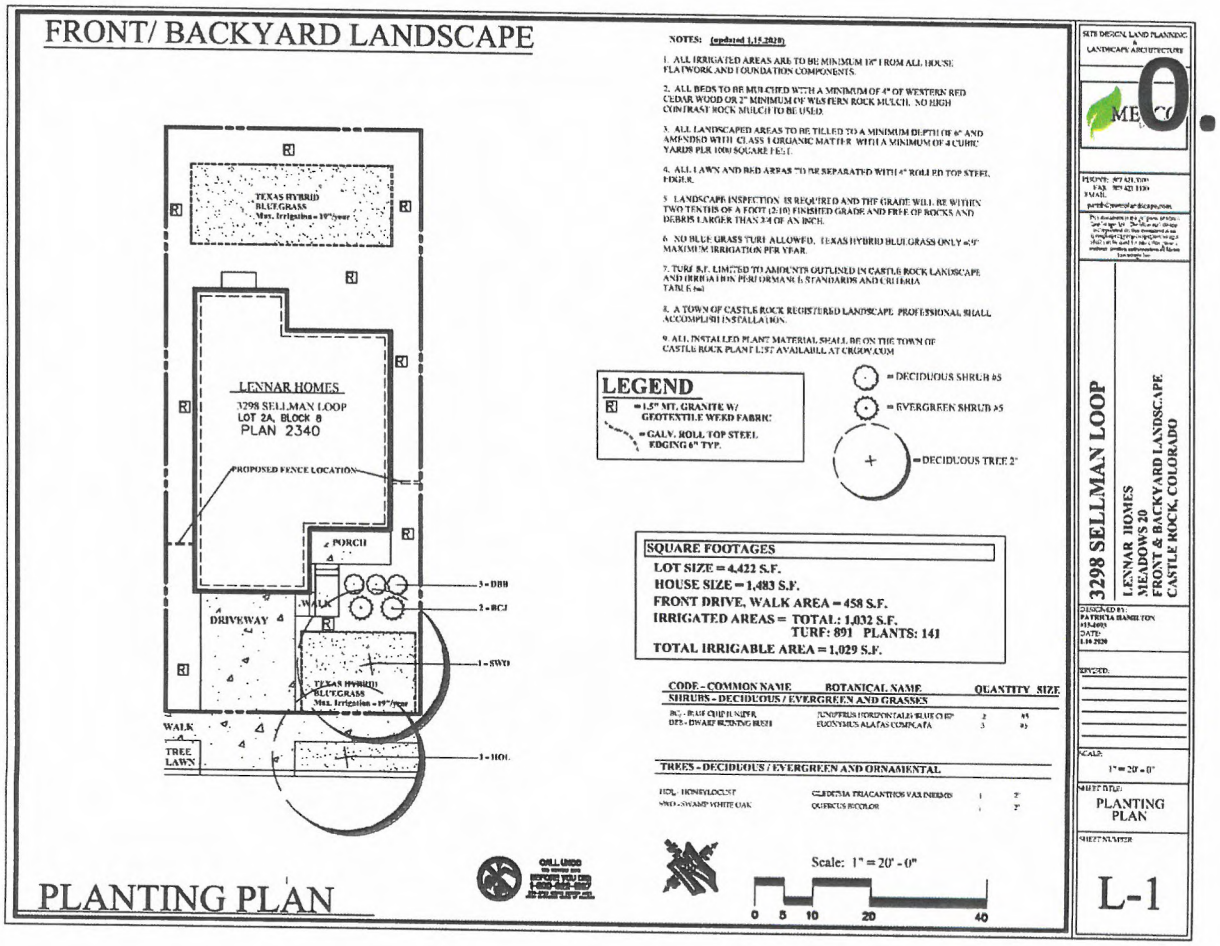
Scale: 1" = 20'

Revision #: 1
Date: 1/29/2020

1 SFE example

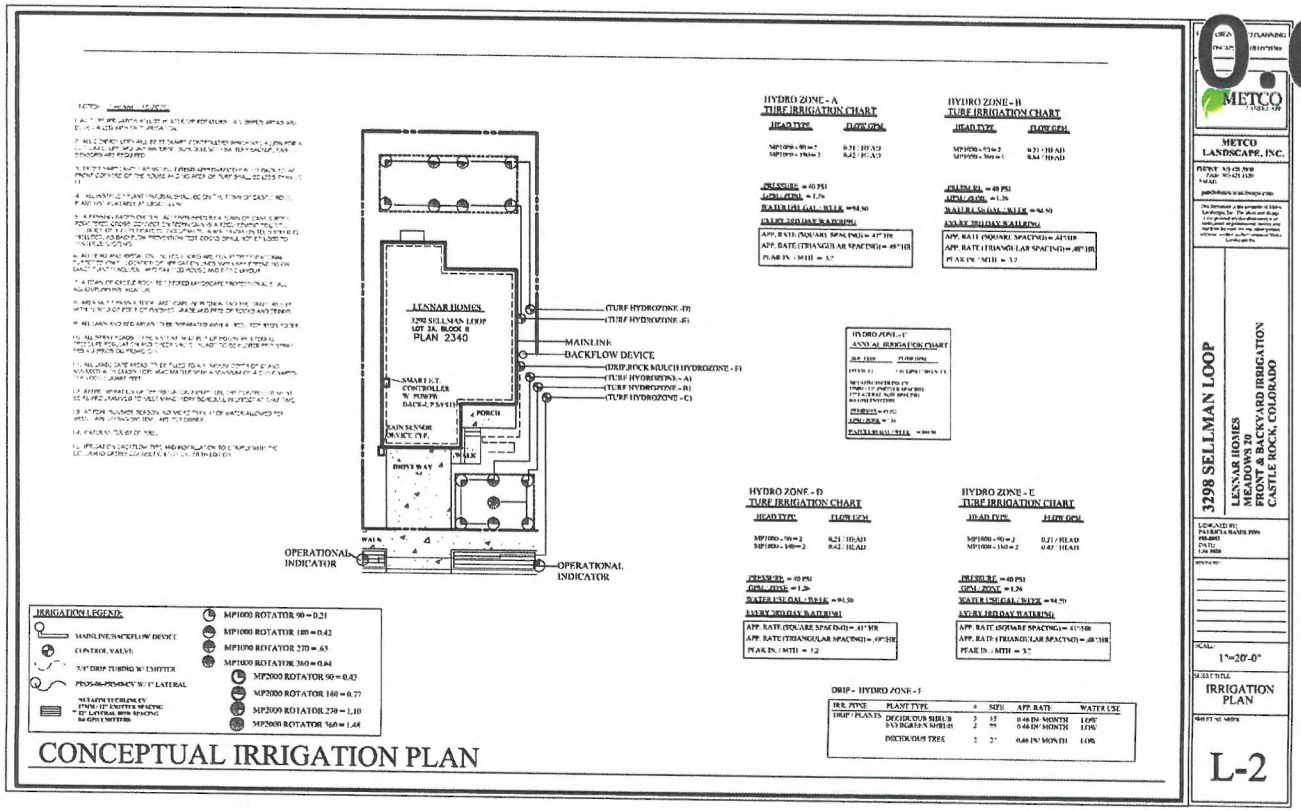
- Landscape and Irrigation CAN be on same page. Drawn to scale, or areas labeled.
- Total turf area, total planting area, total irrigated area and total irrigable area is provided
- Irrigation chart not required
- Residential Water Fixture Unit calculation assumes 7 GPM for irrigation, if NOT signed and sealed or dated by Professional Engineer (if form is signed by engineer, the irrigation chart is required, and the highest zone would be added to the form)

0.67 SFE example



- Landscape and Irrigation Plan separately
- Turf area, planting area, total irrigated, and total irrigable area in chart provided on the landscape plan

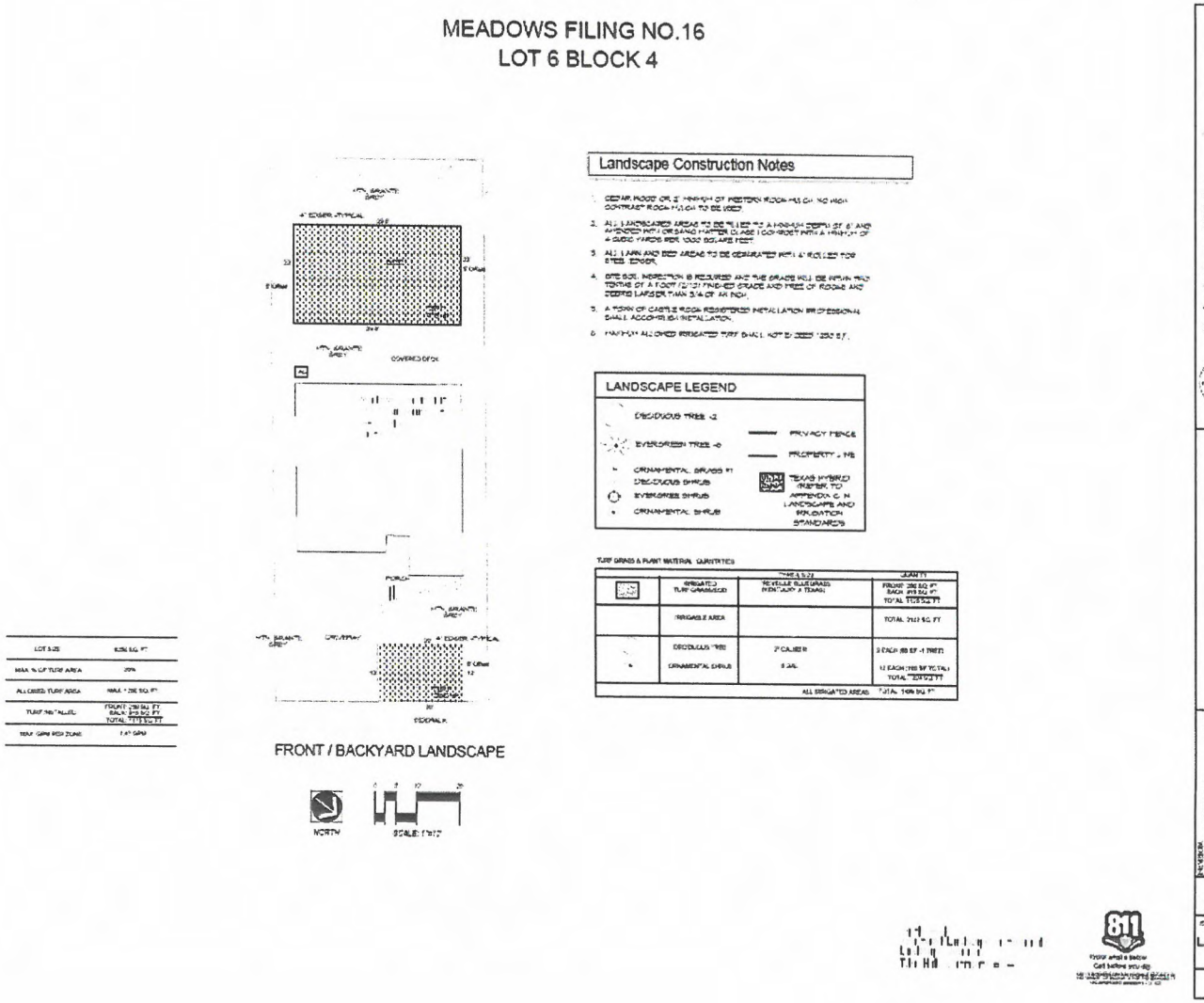
0.67 SFE example



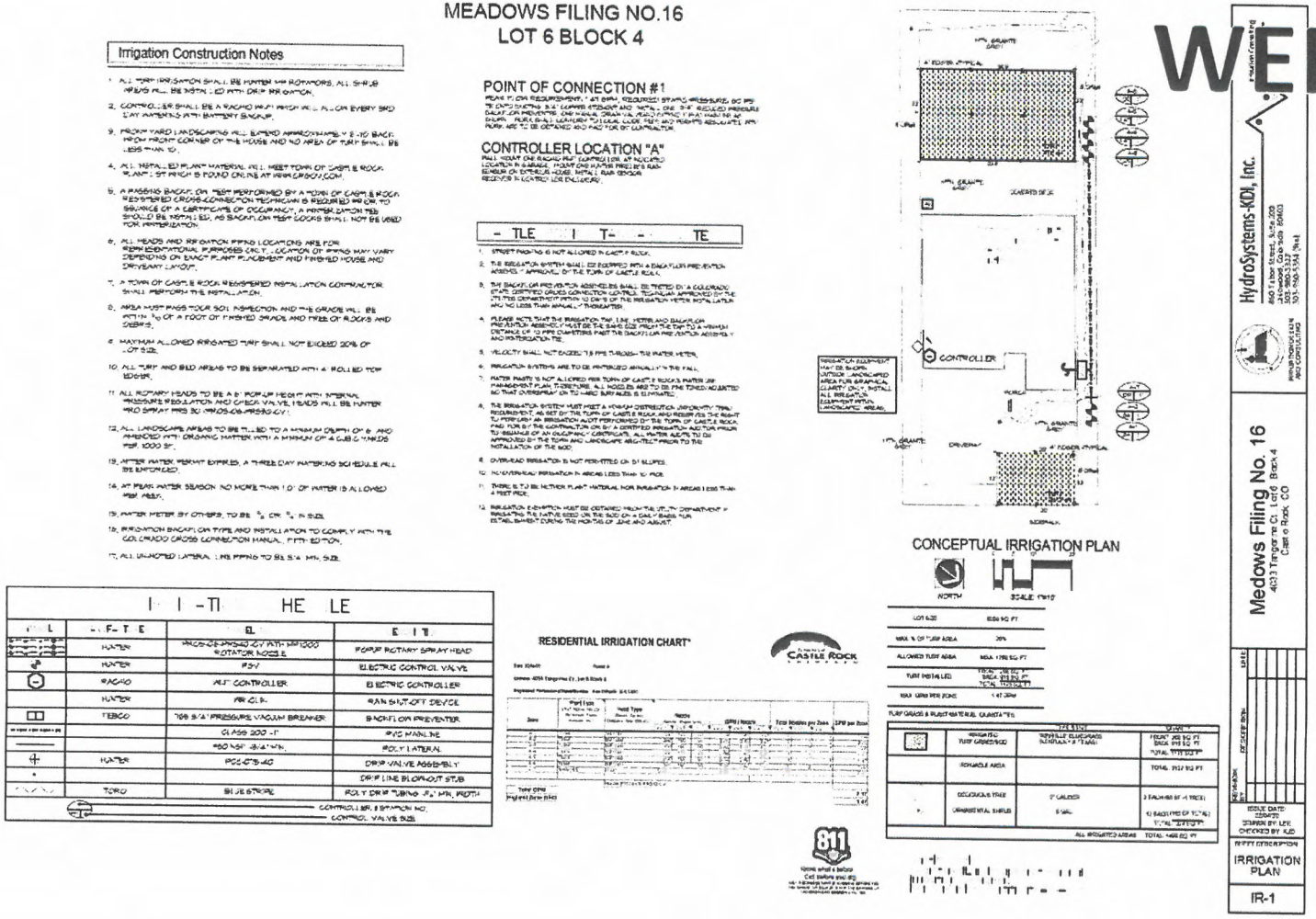
- Irrigation Plan includes the irrigation types, and the GPM for each zone
- Residential Water Fixture Unit calculation sheet will need to be signed and sealed by a Professional Engineer. The GPM for the highest zone will be used to calculate the total GPM for meter size.
- Provide the Town of Castle Rock Residential Irrigation Chart

WEP example

- WEP = Water Efficiency Plan (Meadows F16 -KB Homes; Lanterns/Montaine)
- Landscape and irrigation separately
- WEP requirements on landscape plan
- Total turf, total planting area, total irrigated area, total irrigable area



WEP example



- Town of Castle Rock Residential Irrigation Chart is required.
- Residential Water Fixture Unit Calculation sheet must be signed and sealed by a Professional Engineer.

Town of Castle Rock Residential Irrigation Chart

RESIDENTIAL IRRIGATION CHART*

Date 1.16.2020 Permit# LENNAR HOMES

Address 3298 SELLMAN LOOP

Registered Professional Name/Number Patricia Hamilton 15-1093

Zone	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle (Nozzle / Emitter size)	GPM / Nozzle	Total Nozzles per Zone	GPM per Zone
A	TEXAS HYBRID TURF	MP1000	90/180	.21/.42	4	1.26 0.00
B	TEXAS HYBRID TURF	MP1000	90/360	.21/.42	3	1.26 0.00
C	TEXAS HYBRID TURF	NETAFIM	.6 EMITTERS	1.01/100 LN FT	133 LN FT	1.34 0.00
D	TEXAS HYBRID TURF	MP1000	90/180	.21/.42	4	1.26 0.00
E	TEXAS HYBRID TURF	MP1000	90/180	.21/.42	4	1.26 0.00
F	DRIP	.5 EMITTERS	X	X	X	X 0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
Total GPM						0.00
Highest Zone GPM						6.38 0.00
						1.34 0.00

** This form is to used for residential irrigation only*

Custom Screens (9)

ETRAKIT | ETRAKIT2 | **ETRAKIT 3** | ADDITIONAL REQUIRED INSP | PROPERTY DATA | ENERGY CODE 1 | CO REQ - PRE ROUGH | CO REQUIREMENTS 2 | CERTIFICATE OF OCCUPANCY

IRRIGABLE AREA	2736
IRRIGATED AREA	613
TOTAL TURF AREA	404
TOTAL PLANTING AREA	209

In TRAKIT – ETRAKIT3
Applicant, please provide the total irrigable, total irrigated, total turf, and total planting areas. They should match the landscape plan.

SQUARE FOOTAGES
LOT SIZE = 9,108 SF
TURF AREA = 404 SF
OTHER PLANTING AREA = 209 SF
TOTAL IRRIGATED AREA = 613 SF
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IRRIGATION AND PLANTING LEGEND

M METER/TAP C CONTROLLER

Architectural plan requirement

When a home does not select ALL the "options", the architectural plans must be submitted with the single family building permit indicating WHICH options are with this house.

The address must be labeled on the plans. Typed, handwritten, or added with a "note" to verify these are the options for this house.

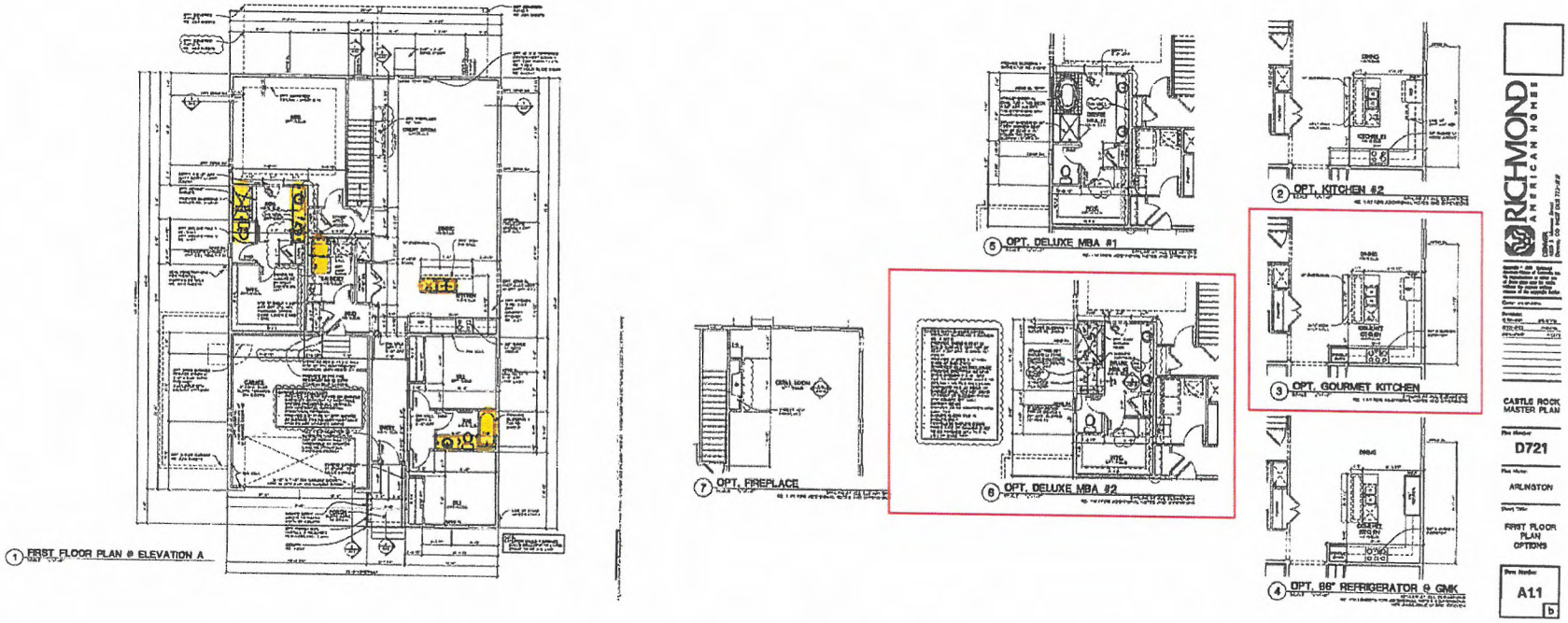
Architectural plans are NOT needed IF all options are opted for and match the Master Plan worst case water calc.

★ The plans can have the selected options highlighted, boxed, labeled

★ The plans can have the options NOT opted for crossed out X

Architectural Plans with options indicated

6645 Petunia Pl -
Lot 19 Block 70



CASTLE ROCK water

Securing our future drop by drop

THE VERTICAL RESIDENTIAL TESC UPDATE

RESIDENTIAL BONDING REMINDER

VERTICAL RESIDENTIAL TESC SUBMITTAL ACTIVITY

THE TOWN IS REVIEWING THE STATUS OF PROJECTS WEEKLY AND IS REJECTING PLOT PLANS AND **HOLDING BUILDING PERMITS** ON PROJECTS THAT ARE NOT ACTIVELY MOVING TOWARD AN APPROVED TESC PERMIT.

DIRECT QUESTIONS AND SUBMITTALS TO: DEVREVIEW@CRGOV.COM

TOTAL SUBMITTALS	19
Submittals still under review	8
Approved submittals awaiting Permit	7
Projects that have not submitted	1
Approved Permits	4

RESIDENTIAL BONDING POLICY REMINDER

- *THE TOWN MAY ALLOW BONDING IF FINAL GRADE CANNOT BE ESTABLISHED BECAUSE OF **WEATHER CONSTRAINTS** AT THE TIME OF CO*

- WEATHER CONSTRAINTS ARE DEFINED AS:
  - PERSISTENT FROZEN (GENERALLY 6"+ OF FROST DEPTH) OR
  - SATURATED CONDITIONS (GENERALLY 12"+ OF SATURATION).

- SCHEDULING ISSUES ARE NOT A VALID REASON TO BOND AND REQUESTS WILL BE REJECTED