

Building Department March 2022 Newsletter

Permit Reports

The Building Department permit reports are now available online for you to review and can be found at <https://co-routtcounty2.civicplus.com/607/Newsletter-Permit-Reports>

Inspection Tips and Requests

- **Type 1 Exhaust Hood Inspections:** All Type 1 Exhaust Duct Inspections are required to be done by use of a Smoke Bomb for field constructed welded ducts and factory field assembled UL listed ducts. This is our Department Policy with no exceptions, as we have found the light test to be extremely difficult to perform and in many cases not accurate enough to ensure our Type 1 Ducts are constructed properly and sealed. The Smoke Bomb test is full proof and places the duct under similar live conditions as it would be under cooking and heat conditions. Please ensure to have the duct work ready to test prior to calling for the inspection.
- **Plumbing Inspections:** General Contractors must have an Issued Plumbing Permit that has been obtained by a Licensed Plumber prior to requesting any inspections on all job sites, specifically Sanitary Main inspections from the cleanout inward into the building and all underslab work. We have been receiving calls to perform inspections without Plumbing Permits being issued, we will refuse to perform the inspection when this happens, so please work with your Plumbing Contractor and allow them to perform the work and obtain the permit.
- **City of Steamboat Springs Engineering Department:** Grading Inspections will be a hot item come April 1st when the moratorium is lifted, this coming construction season we need all you to make some serious improvements most commonly on new residential construction sites. The new software has both a rough site and final site inspections available for you to schedule both online or by calling to schedule, and we really need your support in creating a habit of scheduling these inspections through CityView as you do for all Building Department inspections. City Engineering will receive your request and perform the site inspection within 3-working days following your request.
WHY IS THIS IMPORTANT? By taking time to schedule both a rough site inspection upon completion of all rough grading and backfill work against your new foundation, this then allows City Engineering when requested to almost instantly approve your TCO requests, because they have already been to the site and have documentation of the rough grading work completed in accordance with your site plan. When you fail to have this inspection done in advance, you are delaying the TCO review process by up to 5 additional working days. Also upon completion of all site work and landscaping, please schedule the final site inspection through CityView, as most commonly this is the final inspection approval needed to move you from a TCO to a full CO and it must be completed.
- **Sewer Lateral Main Photo Inspection Policy:** Please remember this spring, Plumbing Contractors can utilize our new Policy and take photos of the sewer lateral main entering the building and submit this for a photo inspection under their Plumbing Permit only, we will not accept it under a Building Permit, you must have an Issued Plumbing Permit.

New Faces/New Policies/Department Updates

- **Nick Neiberger:** We wanted to take time to welcome and introduce Nick Neiberger as our new Permit Technician with the Building Department, Nick is starting his third week with our Department this week. Nick will be helping manage our Contractors data base and insurance requirements, supporting new Contractors with exam information, and also processing trade permits an inspection requests daily as well. Please take time to introduce yourself by phone or in person next time you're in our office.
- **Michael Fitz:** Michael Fitz is now a Planner with the Routt County Planning Department and began work roughly about a month ago. Michael as most of you know has worked for the City of Steamboat Springs Planning Department for the past five years providing many of you outstanding customer service in his former position. Michael has quickly adapted in his new role and has been reviewing all Building Permit applications for Routt County Planning, were thrilled to have him on board and he looks forward to continuing to work with all of you as well.
- **Heidi Spengler:** Heidi will began performing inspections for the Routt County Building Department now that we have secured Nick as our new Permit Technician, and continue to manage and process all TCO/CO/CC Certificates and requests as well. Heidi is excited to take on this additional role and responsibility and looking forward to the field work this spring.
- **Malea Michael-Ferrier and Ron Norton:** Malea and Ron most recently attended the ICC March Educational Institute in Loveland Colorado, the spent three full days in a variety of classes. Ron took a variety of Mechanical and Energy Code classes, and Malea was focused in on Plan Review and Energy Code classes to help further knowledge and gain a perspective on new products and what's on the horizon in the future. One our top Priorities and Goals is to provide exceptional Outreach and Education to our Professionals and Contractors, taking time to send staff to training is critical in supporting this priority. Malea is beginning to work with both Ted Allen and myself on performing Plan Reviews versus just managing the process, and she is excited about this new role and is looking forward to working with all of you from this new perspective.
- **Starting April 1st, 2022: City of Steamboat Springs Water/Sanitation Division PIF Fee Collections:** We are excited to announce the City of Steamboat Springs Plan Investment Fees AKA (PIF) Fees will now be added to CityView as a new Fee Type. The City will now allow the Routt County Building Department to collect the PIF Fee here in our Department, just like we collect the City Permit and Tax Fees for them. This is really great news and hopefully saves you time and expedites the Issuance of your Permit a bit faster as well. Beginning April 1st you will not be provided one comprehensive Fee Total that will include City of Steamboat Springs Permit Fee, Fire Department Fee, Excise/Use Tax Fee, and also the PIF Fee as well. You will be able to then compose one Check for all City Fees and either drop this off at the Building Department, Mail the Check to the Building Department, or Pay Online by means of a credit card or electronic check.

Mud Season, Snowmelt Stormwater Runoff, and Site Management

As the snow recedes and the winter's construction activity reveals itself, please spend time to make sure that your construction site is orderly from a trash and erosion control standpoint.

For new sites and those that may have been impacted during the winter months by plowing operations, please take time to install and maintain BMP's around the perimeter of the construction site to prevent and manage run-off from leaving your site and entering public ROW, neighboring properties, and most importantly our water bodies. Every spring a specific struggle is the management of trash that may have accumulated under the snow, around dumpsters, or in snow storage piles on construction sites. This trash reveals itself slowly as the snow melts. Please take time to pick up these areas as the trash reveals itself to prevent litter from blowing offsite. Litter leaving your site is a violation and can be a cause for citation if not properly addressed. Our Public Works Departments appreciate your extra time in advance on this task.

Tips & Recommendations

Construction site management is always important throughout the year to respect both private and public properties throughout the duration of your project. Please take extra time during our spring season to ensure your construction site is well kept and maintained to avoid erosion and run-off issues.

Perimeter Control BMP Tips

- Perimeter control such as straw wattles or silt fence shall be installed prior to any grubbing or grading activity and shall be properly maintained overtime
- Install straw wattles or silt fence along contours to avoid concentrated flows. Concentrated flows could cause BMP failure.
- Sediment shall be removed from behind BMPs such as straw wattles when it accumulates to one-half the exposed height and shall be disposed of properly.
- For silt fence, check that the full length of the fabric, insuring that it is properly trenched into the soil and repair any rips and tears.

Vehicle Tracking Control Tips

- Tracking mud or soil onto a city street is a violation of city code
- Minimize tracking onto the public street by limiting access from a work site onto a street. Avoid any wheeled movement on the site over wet soils unless absolutely necessary.
- Create a "Tracking Pad" at the site access by placing large diameter rock at least 50ft from the edge of the street into the job site to minimize the amount of soil or mud getting to the street. During wet conditions, the length of the pad may need to be increase substantially
- In the event that soil or mud does get onto the street it needs to be removed by sweeping or scraping that same day. Do not use water to wash mud or soil tracked onto a street.

Construction Site Management Tips

- Phase construction activities to minimize amount of soil exposed.
- Use redundant BMPs in series to minimize overloading and prevent potential failures.
- Limiting erosion reduces stress on sediment control BMPs.
- Use both erosion and sediment control measures on project to prevent sediment discharges.
- Stabilize disturbed areas as soon as practical. Application of seed and use of blankets or straw and tackifier will yield the best results. Temporary irrigation to establish site vegetation may be necessary in our climate.

City of Steamboat Springs CY2022 February Financial Report

Construction Valuation Totals	Monthly	Year To Date
City Steamboat Springs Total Construction Valuation	\$ 5,449,811.00	\$ 18,503,610.85
City Steamboat Springs Value of Work to be Permitted	\$ 3,169,577.00	\$ 12,536,780.67
City/County Total Construction Valuation	\$ 16,634,778.00	\$ 34,431,047.85
City/County Total Value of Work Permitted	\$ 12,804,422.00	\$ 25,940,395.67
City Taxes	Monthly	Year To Date
City of Steamboat Springs Use Tax Fees	\$ 91,122.78	\$ 328,740.89
City of Steamboat Springs Excise Tax Fees	\$ 48,595.66	\$ 178,238.21
City Permit Fees	Monthly	Year To Date
City Residential Alteration Permit Fees	\$ 3,867.46	\$ 5,127.65
City Secondary Dwelling/Employee Unit Permit Fees	\$ 725.00	\$ 2,155.00
City Single Family Dwelling Permit Fees	\$ 1,100.00	\$ 7,700.00
City New Duplex Permit Fees	\$ -	\$ 1,625.00
City Tennant Finish Permit Fees	\$ -	\$ 325.00
City Commercial Alteration Permit Fees	\$ 1,018.65	\$ 1,658.65
City Fire Department Plan Review Fees	\$ 975.00	\$ 1,675.00
City Grade and Fill Permit Fees	\$ -	\$ -
City Sign Permit Fee	\$ 150.00	\$ 300.00
City Total Permit Fees	\$ 7,836.11	\$ 20,566.30

Routt County Building Department Fees in the City of Steamboat Springs CY2022 February Financial Report

Routt County Permit/Plan Review Fees	Monthly	Year To Date
Building Permit Fees	\$ 12,835.07	\$ 62,924.16
Grade and Fill Permit Admin Permit Fees	\$ -	\$ -
Commerical Re-Roof Permit Fees	\$ -	\$ -
Residential Re-Roof Permit Fees	\$ 100.13	\$ 100.13
Solar Residential/Commercial Permit Fees	\$ -	\$ -
Window/Door Replacement Permit Fees	\$ 3,253.91	\$ 3,665.81
Mechanical Permit Fees	\$ 825.00	\$ 1,025.00
Gas Permit Fees	\$ 100.00	\$ 200.00
Plumbing Permit Fees	\$ 100.00	\$ 450.00
Electrical Permit Fee	\$ 200.00	\$ 750.00
Pool/Spa Permit Fees	\$ -	\$ -
Factory Built/Manufactured Building Fee	\$ 400.00	\$ 400.00
Demolition Permit Fees	\$ 125.00	\$ 250.00
Total Permit Fee Revenue	\$ 17,939.11	\$ 69,765.10
Plan Review Fees	Monthly	Year To Date
Building Permit Plan Review Fees	\$ 124,376.06	\$ 152,612.85
Residential Window/Door/Re-Roof Plan Review Fees	\$ 425.00	\$ 500.00
Solar Plan Review Fees		\$ -
Total Plan Review Fees	\$ 124,801.06	\$ 153,112.85
Total Building Department Revenue	\$ 142,740.17	\$ 222,877.95
Total Building Dept Revenue: City/County Combined	\$ 221,258.79	\$ 355,929.08
Routt County Construction Use Tax	\$ 20,143.24	\$ 87,315.41

**Routt County-Hayden-Oak Creek-Yampa Building Department Fees
February Financial Report CY2022**

Constrution Valuation Totals	Monthly	Year To Date
Routt County Total Construction Valuation	\$ 11,184,967.00	\$ 15,927,437.00
Routt County Value of Work to be Permitted	\$ 9,634,845.00	\$ 13,403,615.00
City/County Total Construction Valuation	\$ 16,634,778.00	\$ 34,431,047.85
City/County Total Value of Work Permitted	\$ 12,804,422.00	\$ 25,940,395.67
Routt County City Permit Fees	Monthly	Year To Date
Building Permit Fees	\$ 43,376.60	\$ 56,996.88
Grade and Fill Permit Admin Permit Fees	\$ -	\$ -
Commerical Re-Roof Permit Fees	\$ -	\$ -
Residential Re-Roof Permit Fees	\$ -	\$ -
Solar Residential/Commercial Permit Fees	\$ 672.75	\$ 672.75
Window/Door Replacement Permit Fees	\$ 3,132.02	\$ 3,132.02
Mechanical Permit Fees	\$ 425.00	\$ 1,025.00
Gas Permit Fees	\$ -	\$ -
Plumbing Permit Fees	\$ -	\$ -
Electrical Permit Fee	\$ 200.00	\$ 1,825.00
Pool/Spa Permit Fees	\$ -	\$ -
Factory Built/Manufactured Building Fee	\$ 800.00	\$ 800.00
Demolition Permit Fees	\$ -	\$ -
Total Permit Fee Revenue	\$ 48,606.37	\$ 64,451.65
Plan Review Fees	Monthly	Year To Date
Building Permit Plan Review Fees	\$ 29,125.00	\$ 67,812.23
Residential Window/Door/Re-Roof Plan Review Fees	\$ 350.00	\$ 350.00
Solar Plan Review Fees	\$ 437.25	\$ 437.25
Total Plan Review Fees	\$ 29,912.25	\$ 68,599.48
Total Building Department Revenue	\$ 78,518.62	\$ 133,051.13
Total Building Dept Revenue: City/County Combined	\$ 221,258.79	\$ 355,929.08
Routt County Construction Use Tax	\$ 56,235.14	\$ 66,037.23

February CY2022 City of Steamboat Springs Building Department Permit Report By Permit Type

Permit Types	Permits	YTD Permits Monthly	Dwelling Units Monthly	YTD Dwelling Units	Value of Work Permitted Monthly	YTD Value of Work Permitted	Total Valuation Monthly	YTD Total Valuation	YTD Total Type of Buildings Permitted	Total
Accessory Building	2	2	N/A	N/A	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	Duplex	1
Addition	0	0	0	0	\$ -	\$ -	\$ -	\$ -		
Alteration	8	19	1	1	\$ 1,182,153.00	\$ 3,035,017.93	\$ 2,020,007.00	\$ 5,822,012.11	Tri Plex	0
Change of Occupancy	0	0	0	0	\$ -	\$ -	\$ -	\$ -		
Deck	2	4	N/A	N/A	\$ 204,650.00	\$ 221,450.00	\$ 229,650.00	\$ 246,450.00	4-Plex or Greater	0
Demolition	1	2	0	0	\$ 5,000.00	\$ 5,001.00	\$ 5,000.00	\$ 5,001.00		
Electrical	12	27	N/A	N/A	N/A	N/A	N/A	N/A	Commercial Live-Work Buildings	0
Fence	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Gas	0	3	N/A	N/A	N/A	N/A	N/A	N/A		
Grade and Fill	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Manf/Factory Built BLD	1	1	1	1	\$ 659,981.00	\$ 659,981.00	\$ 1,338,021.00	\$ 1,338,021.00		
Mechanical	32	62	N/A	N/A	N/A	N/A	N/A	N/A		
New Commercial Building	0	1	0	0	\$ -	\$ 803,513.00	\$ -	\$ 1,419,453.00		
New Multi-Unit Residential	0	0	0	0	\$ -	\$ -	\$ -	\$ -		
New Single Family Dwelling	0	8	0	8	\$ -	\$ 6,655,789.00	\$ -	\$ 7,732,844.00		
Plumbing	11	25	N/A	N/A	N/A	N/A	N/A	N/A		
Pool/Hot Tub	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Roof	1	1	N/A	N/A	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
Secondary Dwelling	1	2	1	2	\$ 133,000.00	\$ 135,723.74	\$ 192,000.00	\$ 194,723.74		
Sign	1	5	N/A	N/A	\$ 200.00	\$ 11,862.00	\$ 2,500.00	\$ 58,623.00		
Solar	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Tent	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Window/Door Replacement	14	17	N/A	N/A	\$ 295,112.00	\$ 318,962.00	\$ 295,112.00	\$ 318,962.00		
EV Car Charger	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Totals	86	179	3	12	\$ 2,510,096.00	\$ 11,877,299.67	\$ 4,112,290.00	\$ 17,166,089.85		

February CY2022 Routt County-Hayden-Oak Creek-Yampa Building Department Permit Report By Permit Type

Permit Types	Permits Monthly	YTD Permits	Dwelling Units Monthly	YTD Dwelling Units	Value of Work Permitted Monthly	YTD Value of Work Permitted	Total Valuation Monthly	YTD Total Valuation	YTD Total Type of Buildings Permitted	Total
Accessory Building	1	2	N/A	N/A	\$ 2,000,000.00	\$ 3,968,000.00	\$ 2,000,000.00	\$ 4,810,500.00	Duplex	0
Addition	1	2	0	0	\$ 4,064,200.00	\$ 4,327,870.00	\$ 4,644,800.00	\$ 4,934,170.00		
Alteration	5	9	1	2	\$ 840,000.00	\$ 1,537,200.00	\$ 855,000.00	\$ 1,615,700.00	Tri Plex	0
Change of Occupancy	0	0	0	0	\$ -	\$ -	\$ -	\$ -		
Deck	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -	4-Plex or Greater	0
Demolition	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Electrical	13	13	N/A	N/A	N/A	N/A	N/A	N/A	Commercial Live-Work Buildings	0
Fence	0		N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Gas	0		N/A	N/A	N/A	N/A	N/A	N/A		
Grade and Fill	0		N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Manf/Factory Built BLD	3	3	3	3	\$ 535,700.00	\$ 535,700.00	\$ 1,284,087.00	\$ 1,284,087.00		
Mechanical	17	17	N/A	N/A	N/A	N/A	N/A	N/A		
New Commercial Building	2	4	0	0	\$ 225,500.00	\$ 502,400.00	\$ 240,500.00	\$ 552,400.00		
New Multi-Unit Residential	0	0	0	0	\$ -	\$ -	\$ -	\$ -		
New Single Family Dwelling	3	4	3	4	\$ 1,328,512.00	\$ 1,873,512.00	\$ 1,543,447.00	\$ 2,088,447.00		
Plumbing	10	16	N/A	N/A	N/A	N/A	N/A	N/A		
Pool/Hot Tub	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Roof	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Secondary Dwelling	0	1	0	1	\$ -	\$ 18,000.00	\$ -	\$ 25,000.00		
Solar	3	3	N/A	N/A	\$ 123,500.00	\$ 123,500.00	\$ 123,500.00	\$ 123,500.00		
Tent	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Window/Door Replacement	14	14	N/A	N/A	\$ 291,933.00	\$ 291,933.00	\$ 253,133.00	\$ 253,133.00		
EV Car Charger	0	0	N/A	N/A	\$ -	\$ -	\$ -	\$ -		
Totals	72	88	7	10	\$ 9,409,345.00	\$ 13,178,115.00	\$ 10,944,467.00	\$ 15,686,937.00		