



## February 2109 Newsletter

PROUDLY SERVING RURAL ROUTT COUNTY\*CITY OF STEAMBOAT SPRINGS\*TOWN OF OAK CREEK\*TOWN OF YAMPA\*TOWN OF HAYDEN\*ROUTT COUNTY SCHOOL Districts

**February 2019 Permit Reports** Our Permit Reports are attached to this Newsletter, you can also view weekly and monthly reports online at the below link. <http://www.co.routt.co.us/606/Permit-Reports>

**Notice: Building Department Staff will be attending training next week, March 4<sup>th</sup> – 8<sup>th</sup> in Denver, we will remain open but will be short staff each day within the office and out in the field. We will only have two building inspectors available on Tuesday and Wednesday next week, but will have a back-up electrical inspector on duty. We appreciate your patience and understanding in advance if we are delayed in responding to emails, voicemails, or other requests next week.**

### Projects & Plan Review Update

The Building Department currently is extremely busy within our Plan Review division and seeing a lot of large commercial projects being submitted at this time. We are meeting all expected published turn-around times for Project reviews currently. We have completed the Plan Review and Issued the permit for the new FBO building at the Yampa Valley Regional Airport. We are currently working on the Plan Review for the Yampa Valley Housing Authority project, consisting of three new multi-family buildings. We will be receiving the permit applications for the new Hayden School project very soon, and also a Terminal Expansion project at the Yampa Valley Regional Airport. The professionals involved with the new Marriot Hotel have contacted us recently and we expect to see this full submittal soon on this project as well. We additionally worked with the Town of Hayden through the Planning review process recently for a new proposed Kum and Go has station to be built on the same site as the current store. We are also reviewing a new Tri-Plex to be constructed within the Urban Street Development, along with many different residential applications continuing to be submitted.

The Building Department has seen a great deal of success in meeting with Professionals early during the preliminary phase on projects, long before the Building Permit Application is submitted and the plans are completed. This allows our professionals to ask questions as they are putting together their initial code analysis and drawings, not everything in the Building Codes are black and white, and we encourage you to reach out in advance to ask us questions or ask us to view your preliminary drawings and code review. This will save you time and money, and also reduce or eliminate re-submittals during the Plan Review process, and also familiarize us with the project allowing us to work more efficiently through your review.

Additionally when possible please submit your plans and application in advance of you expected start date on your project, to allow us time to review and work with you through this process, almost all permit applications will have at least one re-submittal that is needed, planning in advance for this will help you meet your projected start date.

## **Mud Season Tips & Site Management**

Although the snow season most definitely has not ended, we are starting to see our daily temperatures rise and snow and ice melt taking place. Spring is the most challenging time of year in regards to erosion control and keeping mud and silt contained, we appreciate your hard work and efforts in advance to prepare for this springs run-off season and have provided some prevention tips below.

Construction site management is always important throughout the year to respect both private and public properties throughout the duration of your project.

### **Silt Fencing Tips**

- Silt fence shall be installed prior to any grubbing or grading activity.
- Install silt fence along contours to avoid concentrated flows. Concentrated flows could cause silt fence failure.
- Along the toe of fills, install silt fence along a level contour and provide an area behind the fence for runoff to pond and sediment to settle. Silt fence should be installed approximately 5 feet away from the toe of the fill when feasible.
- Sediment shall be removed from behind the silt fence when it accumulates to one-half the exposed filter fabric height and shall be disposed of properly.
- Repair rips and tears.
- Maximum drainage area is one-quarter acre per 100 feet of silt fence length.
- Silt fence does not work well in rocky soils or where high winds are prevalent.
- Do not install across ditches or areas of concentrated flows.

### **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.
- Erosion bales should be entrenched 4" minimum into the soil, tightly abutted with no gaps, staked down properly, and backfilled around entire perimeter.

**Product Update:** The Building Department has received a lot of negative feedback on the difficulties of working with the Continuous Insulation requirements of the 2015 Energy Code. Issues voiced are; the thickness of the product, length of fasteners are too long, and others voicing concern of lateral strength compared to traditional plywood, and cost of products or additionally labor cost. We are listening to this feedback and concern and are reviewing changes that have been made in the 2018 Energy Code that have reduced the R-Value on the continuous insulation requirement.

Our staff recently attended a training where this new product below was presented, this product does not eliminate all of your concerns above, however we like to share any new products we see with our Contractors.

<http://www.dupont.com/products-and-services/construction-materials/building-envelope-systems/brands/water-barrier-systems/products/tyvek-thermawrap.html>

# MINI RECAP SHEET

The following is the February 2019 report for the Routt County Regional Building Department with all the statistics, financial and expense activity.

<b>YEAR TO DATE 2019 CONSTRUCTION VALUATION</b>	<b>\$7,342,881.00</b>
<b>YEAR TO DATE 2018 CONSTRUCTION VALUATION</b>	<b>\$12,878,967.00</b>

<b>Current Month REVENUES: (USE TAX NOT INCLUDED)</b>	<b>\$78,906.68</b>
<b>Current month - 2018 REVENUES: (USE TAX NOT INCLUDED)</b>	<b>\$56,100.89</b>

<b>YEAR TO DATE - 2019 REVENUES</b>	<b>\$137,909.01</b>
<b>YEAR TO DATE - 2018 REVENUES</b>	<b>\$111,294.41</b>

Any questions regarding these reports should be directed to Malea Michael-Ferrier at [mmichael-ferrier@co.routt.co.us](mailto:mmichael-ferrier@co.routt.co.us)

EXPENDITURES	BUDGET AMOUNT 2019	ACTUAL USED												AMOUNT USED	BUDGET BALANCE	% USED	
		1st quarter			2nd quarter			3rd quarter			4th quarter						
		JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC				
<b>PERSONNEL</b>																	
ADMIN SALARY	114,220.00	9,530.99	9,672.58											19,203.57	95,016.43	16.8%	
STAFF SALARIES	536,400.00	43,607.48	43,607.51											87,214.99	449,185.01	16.3%	
OVERTME	6,000.00	0.00	0.00											0.00	6,000.00	0.0%	
MEDICAL INS	172,550.00	11,478.10	11,478.10											22,956.20	149,593.80	13.3%	
FICA	50,230.00	3,885.21	3,896.04											7,781.25	42,448.75	15.5%	
LIFE/DISABILITY	2,860.00	221.80	221.80											443.60	2,416.40	15.5%	
RETIREMENT	33,150.00	2,898.38	2,906.88											5,805.26	27,344.74	17.5%	
WORKERS COMP	350.00	350.00	0.00											350.00	0.00	100.0%	
<b>TOTAL PERSONNEL</b>	<b>915,760.00</b>	<b>71,971.96</b>	<b>71,782.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>143,754.87</b>	<b>772,005.13</b>	<b>15.7%</b>	
<b>OPERATING</b>																	
ADVERTISING	800.00	0.00	0.00											0.00	800.00	0.0%	
CONTINUED EDU	11,600.00	2,077.77	556.00											2,633.77	8,966.23	22.7%	
DUES & MEMB	1,600.00	0.00	0.00											0.00	1,600.00	0.0%	
INSURANCE- CAP	5,200.00	5,381.00	0.00											5,381.00	-181.00	103.5%	
OVERHEAD	295,120.00	24,593.34	24,593.34											49,186.68	245,933.32	16.7%	
POSTAGE & SHIPPIN	600.00	0.00	0.00											0.00	600.00	0.0%	
PRINTING	1,000.00	0.00	0.00											0.00	1,000.00	0.0%	
PUBLICATIONS & SU	8,000.00	30.00	289.45											319.45	7,680.55	4.0%	
PROF SERVICES	20,000.00	0.00	0.00											0.00	20,000.00	0.0%	
SUPPLIES	3,500.00	203.17	0.00											203.17	3,296.83	5.8%	
PHONE - BASIC	1,200.00	72.72	72.00											144.72	1,055.28	12.1%	
PHONE - CELL	4,000.00	200.05	200.05											400.10	3,599.90	10.0%	
TRAVEL_LODGING	3,000.00	0.00	0.00											0.00	3,000.00	0.0%	
TRAVEL_MEALS	1,500.00	0.00	1,116.50											1,116.50	383.50	74.4%	
MOTORPOOL	35,280.00	2,940.00	2,940.00											5,880.00	29,400.00	16.7%	
TRANSPORTAION	1,000.00	0.00	190.24											190.24	809.76	19.0%	
	0.00													0.00	0.00	0.0%	
	0.00													0.00	0.00	0.0%	
<b>TOTAL OPERATING</b>	<b>393,400.00</b>	<b>35,498.05</b>	<b>29,957.58</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>65,455.63</b>	<b>327,944.37</b>	<b>16.6%</b>	
<b>BUDGETED EXPENDITURES</b>	<b>1,309,160.00</b>	<b>107,470.01</b>	<b>101,740.49</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>209,210.50</b>	<b>1,099,949.50</b>	<b>16.0%</b>	

SINCE THE MONTH END REPORT IS DONE BEFORE ACCOUNTING CLOSES THEIR BOOKS FOR THE MONTH, THE CURRENT MONTHS EXPENSES ARE APPROXIMATE.  
 THE PREVIOUS MONTHS EXPENSES ARE FINALIZED AT THE END OF THE NEXT MONTH: IE FEB REPORT WILL HAVE FINALIZED JAN EXPENSES & APPROXIMATE FEB FIGURES

## ROUTT COUNTY REGIONAL BUILDING DEPARTMENT FINANCIAL REPORT

ALL FIGURES ARE ACCUMULATED TO-DATE AMOUNTS

TOTAL REVENUES (YTD)	\$137,909.01
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TOTAL BUDGET EXPENDITURES	\$209,210.50
PERCENTAGE OF BUDGET USED	16.0%

COUNTY USE TAX COLLECTIONS	\$43,857.95
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CITY USE TAX COLLECTIONS (YTD)	\$9,284.08
CITY SCHOOL TAX COLLECTIONS (YTD)	\$74,272.70
CITY EXCISE TAX COLLECTIONS (YTD)	\$44,767.62
CITY PERMIT REVIEW FEE (YTD)	\$9,810.00
FIRE DEPARTMENT FEE COLLECTIONS (YTD)	\$1,050.00

THIS PAGE WILL CHANGE MONTHLY AS FIGURES ARE YEAR TO DATE

MONTHLY REVENUES

February 2019

<b>ACCOUNT</b>	<b>Current Month</b>	<b>YEAR TO DATE TOTAL</b>
BUILDING PERMIT FEES	33,342.75	66,148.30
PLAN REVIEW FEES	43,978.43	69,007.71
MECHANICAL PERMIT FEES	562.50	1,288.00
PLUMBING PERMIT FEES	116.00	141.00
ELECTRICAL PERMIT FEES	630.00	1,047.00
CODE BOOK SALES	277.00	277.00
<b>TOTAL COUNTY FEES</b>	<b>\$78,906.68</b>	<b>\$137,909.01</b>

PLANNING DEPT. REVIEW FEES	700.00	1,250.00
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# INSPECTIONS

Inspection Type	February		YTD TOTAL
	CITY SBS	COUNTY	
BUILDING	165	99	515
PLUMBING	43	23	127
MECHANICAL	97	46	272
ELECTRICAL	66	37	198
<b>TOTAL Inspections</b>	<b>371</b>	<b>205</b>	<b>1112</b>

# MISC PERMITS ISSUED

PERMIT TYPE	February	YTD TOTAL
PLUMBING	21	31
MECHANICAL	54	91
ELECTRICAL	25	55
<b>TOTAL</b>	<b>100</b>	<b>177</b>

**TYPE OF BUILDING PERMITS ISSUED**

**STEAMBOAT SPRINGS**

**NATURE OF BUILDING PERMITS**

<b># of Permits</b>	<b>Feb-19</b>		<b># of UNITS</b>	<b>TOTAL FEES</b>	<b>VALUATION</b>	<b>YTD # OF PERMITS</b>	<b>YTD # of UNITS</b>	<b>YTD FEES</b>	<b>YTD VALUATION</b>
<b>NEW CONSTRUCTION</b>									
0	SINGLE FAMILY		0	0.00	0.00	2	2	11,971.51	1,430,000.00
0	SECONDARY UNIT		0	0.00	0.00	0	0	0.00	0.00
0	TINY HOMES		0	0.00	0.00	0	0	0.00	0.00
0	MANUFACTURED HOMES		0	0.00	0.00	0	0	0.00	0.00
1	LIVE/WORK UNITS		1	1,941.42	155,585.00	3	3	4,736.95	340,585.00
2	DUPLEX		2	13,841.46	1,600,000.00	2	2	13,841.46	1,600,000.00
0	MULTI-FAMILY		0	0.00	0.00	0	0	0.00	0.00
0	RESIDENTIAL GARAGE		0	0.00	0.00	0	0	0.00	0.00
0	COMMERCIAL (new)		0	0.00	0.00	0	0	0.00	0.00
0	INDUSTRIAL (new)		0	0.00	0.00	0	0	0.00	0.00
1	DEMOLITION		0	30.00	0.00	2	1	60.00	0.00
0	SOLAR		0	0.00	0.00	0	0	0.00	0.00
0	CELLULAR		0	0.00	0.00	0	0	0.00	0.00
0	GRADE & FILL		0	0.00	0.00	1	0	165.21	5,000.00
<b>ALTERATIONS/ADDITIONS</b>									
4	RESIDENTIAL		4	2,357.17	107,280.00	9	9	4,160.01	204,565.00
2	ALL OTHER		2	1,578.57	99,700.00	8	8	4,913.67	298,400.00
<b>10</b>	<b>TOTALS</b>		<b>9</b>	<b>19,748.62</b>	<b>1,962,565.00</b>	<b>27</b>	<b>25</b>	<b>39,848.81</b>	<b>3,878,550.00</b>
TOTALS FOR LAST MONTH		17	16	20,100.19	1,915,985.00				
THIS MONTH TO DATE 2019		27	25	39,848.81	3,878,550.00				
THIS MONTH TO DATE 2018		28	28	57,083.83	6,156,206.00				
THIS MONTH TO DATE 2017		11	11	10,343.39	783,252.12				



**TYPE OF BUILDING PERMITS ISSUED**

**ROUTT COUNTY (incl. Yampa, Hayden & Oak Creek)**

**NATURE OF BUILDING PERMITS**

<b># of Permits</b>	<b>Feb-19</b>	<b># of UNITS</b>	<b>TOTAL FEES</b>	<b>VALUATION</b>	<b>YTD # OF PERMITS</b>	<b>YTD # of UNITS</b>	<b>YTD FEES</b>	<b>YTD VALUATION</b>
<b>NEW CONSTRUCTION</b>								
4	SINGLE FAMILY	4	12,783.75	1,250,000.00	7	7	19,454.98	1,802,640.00
1	SECONDARY UNIT	1	**0.00	**0.00	1	1	0.00	0.00
0	TINY HOMES	0	0.00	0.00	0	0	0.00	0.00
1	MANUFACTURED HOMES	1	1,246.84	150,000.00	3	3	2,440.94	442,460.00
0	LIVE/WORK UNITS	0	0.00	0.00	0	0	0.00	0.00
0	DUPLEX	0	0.00	0.00	0	0	0.00	0.00
0	MULTI-FAMILY	0	0.00	0.00	0	0	0.00	0.00
1	RESIDENTIAL GARAGE	1	2,141.01	180,000.00	1	1	2,141.01	180,000.00
0	COMMERCIAL (new)	0	0.00	0.00	0	0	0.00	0.00
0	INDUSTRIAL (new)	0	0.00	0.00	0	0	0.00	0.00
0	DEMOLITION	0	0.00	0.00	2	2	60.00	0.00
0	SOLAR	0	0.00	0.00	1	1	331.53	12,812.00
0	CELLULAR	0	0.00	0.00	0	0	0.00	0.00
0	GRADE & FILL	0	0.00	0.00	0	0	0.00	0.00
<b>ALTERATIONS/ADDITIONS</b>								
3	RESIDENTIAL	3	5,131.96	519,580.00	9	9	11,653.96	1,019,919.00
0	ALL OTHER	0	0.00	0.00	1	1	206.79	6,500.00
<b>10</b>	<b>TOTALS</b>	<b>10</b>	<b>21,303.56</b>	<b>2,099,580.00</b>	<b>25</b>	<b>25</b>	<b>36,289.21</b>	<b>3,464,331.00</b>
TOTALS FOR LAST MONTH		15	15	14,985.65	1,364,751.00			
THIS MONTH TO DATE 2019		25	25	36,289.21	3,464,331.00			
THIS MONTH TO DATE 2018		35	35	67,287.48	6,722,761.00			
THIS MONTH TO DATE 2017		10	10	16,968.58	1,494,927.00			

**PERMIT STATS FOR OAK CREEK, YAMPA & HAYDEN  
FEBRUARY 2019**

<b>OAK CREEK</b>						
<b># OF PERMITS</b>	<b>TYPE</b>	<b>FEES</b>	<b>VALUATION</b>	<b>YTD PERMITS</b>	<b>YTD FEES</b>	<b>YEAR TO DATE VALUATION</b>
<b>NEW CONSTRUCTION</b>						
0	SINGLE FAMILY	\$0.00	\$0.00	1	\$2,839.55	\$263,280.00
0	MFG HOMES	\$0.00	\$0.00	0	\$0.00	\$0.00
0	TINY HOME	\$0.00	\$0.00	0	\$0.00	\$0.00
0	SOLAR	\$0.00	\$0.00	0	\$0.00	\$0.00
0	COMM/IND	\$0.00	\$0.00	0	\$0.00	\$0.00
0	DEMO	\$0.00	\$0.00	1	\$30.00	\$0.00
0	GARAGE	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>ADDITIONS/ALTERATIONS</b>						
0	DWELLINGS	\$0.00	\$0.00	0	\$0.00	\$0.00
0	OTHER	\$0.00	\$0.00	1	\$206.79	\$6,500.00

<b>YAMPA</b>						
<b># OF PERMITS</b>	<b>TYPE</b>	<b>FEES</b>	<b>VALUATION</b>	<b>YTD PERMITS</b>	<b>YTD FEES</b>	<b>YEAR TO DATE VALUATION</b>
<b>NEW CONSTRUCTION</b>						
0	SINGLE FAMILY	\$0.00	\$0.00	1	\$805.99	\$40,000.00
0	DUPLEX	\$0.00	\$0.00	0	\$0.00	\$0.00
0	TINY HOME	\$0.00	\$0.00	0	\$0.00	\$0.00
0	SOLAR					
0	COMM/IND	\$0.00	\$0.00	0	\$0.00	\$0.00
0	DEMO	\$0.00	\$0.00	0	\$0.00	\$0.00
0	GARAGE	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>ADDITIONS/ALTERATIONS</b>						
0	DWELLINGS	\$0.00	\$0.00	0	\$0.00	\$0.00
0	OTHER	\$0.00	\$0.00	0	\$0.00	\$0.00

<b>HAYDEN</b>						
<b># OF PERMITS</b>	<b>TYPE</b>	<b>FEES</b>	<b>VALUATION</b>	<b>YTD PERMITS</b>	<b>YTD FEES</b>	<b>YEAR TO DATE VALUATION</b>
<b>NEW CONSTRUCTION</b>						
0	SINGLE FAMILY	\$0.00	\$0.00	0	\$0.00	\$0.00
0	MFG HOMES	\$0.00	\$0.00	0	\$0.00	\$0.00
0	DUPLEX	\$0.00	\$0.00	0	\$0.00	\$0.00
0	TINY HOME	\$0.00	\$0.00	0	\$0.00	\$0.00
0	SOLAR	\$0.00	\$0.00	0	\$0.00	\$0.00
0	COMM/IND	\$0.00	\$0.00	0	\$0.00	\$0.00
0	DEMO	\$0.00	\$0.00	0	\$0.00	\$0.00
0	GARAGE	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>ADDITIONS/ALTERATIONS</b>						
0	DWELLINGS	\$0.00	\$0.00	0	\$0.00	\$0.00
0	OTHER	\$0.00	\$0.00	0	\$0.00	\$0.00

*\*This page will change monthly with no separate page for each month, only current month and year to date figures*