

March 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>

Feedback and Follow-Up on Tyvek Product

The Building Department included an article on a new Tyvek product our staff was introduced to in training last month, however we have received the following feedback from contractors and professionals we wanted to share with you.

Tyvek Thermal Wrap Feedback:

- 1" Airspace required behind the product, so depth is not reduced from other continuous insulation products.
- Challenging to create the 1" required space, may take furring strips.
- Challenging to keep siding wall a strait smooth plane.
- Product was developed for east coast retrofit of vinyl siding.

Local Feedback from an Architect on another product:

THERMAX Brand Insulation: Rigid board with R-6.5 at 1"

<https://www.dupont.com/products/THERMAXBrandInsulation.html>

Blower Door Testing Certificates

Blower testing is required within the City of Steamboat Springs with a passing score of 3ACH, for all new residential single family dwellings, secondary dwellings, and Residential multifamily occupancies within the IBC.

As a reminder you must pass the Blower Door Test and have a copy of your Certificate submitted to us and on-site for the final inspection prior to approval of a TCO or CO. Yampa Valley Sustainability Council provides a list of qualified professionals on their website. **NOTE:** Additions are not required to be tested, unless you're creating a new dwelling unit.

<http://www.yvsc.org/wp-content/uploads/2019/02/Energy-Efficiency-Experts-list-JANUARY-2019-in-Excel-FINAL-as-PDF.pdf>

March Inspection Tips

- IRC Section R302.13 Fire Protection of Floors
Please remember that if you are not using floor joist material great than or equal to 2x10 dimensional or structural composite lumber, and you intend to have a Un-Finished basement, then you must either install ½" drywall on the underside of the floor joists or another approval product to provide adequate fire protection. TGI joist are the most commonly seen, these will require fire protection on all unfinished basements. Crawl Spaces additionally will require this same fire protection, if you have any gas fire equipment inside the crawl space. One product we have seen recently is "NO BURN Plus" an intumescent product that can be sprayed on before, during, or right after framing is complete.

March Inspection Tips

- **Foam Products:** In many cases depending upon the type of Foam Insulation product to be installed, the Foam may need to be protected with a Thermal Barrier. This can happen in basements, storage rooms, other unfinished spaces, and crawl spaces if ventilated to the dwelling space. You will also want to check your ICC ESR report on the product you're installing to see if the Foam product offers any exceptions to the Thermal Barrier protection. If protection is needed than you have a couple options, ½" drywall, 23/32 wood structural panel or a material that is tested in accordance with NFPA 275. The No Burn Plus intumescent paint product would meet the requirements of the protection needed.
- **ADA Compliance:** Our inspection staff would like to remind contractors to thing about ADA compliance during rough-in construction, to avoid any changes later on if dimensions or heights are off and end up showing up during a final inspection. Water Closet dimension to the center off a wall or partition, blocking for grab bars, finished counter height and mirror height off the finished floor. A great free resource available for contractors is through the below website, with free electronic or printable manuals on the 2010 ADA Standards for Accessibility, you can store this on your electronic device or have a hard copy for your contractors on site, to review all standards and dimensions.
https://www.ada.gov/2010ADASTandards_index.htm
- **Additional ADA Information** related to Fair Housing can be accessed for free at the below site for planning purposes.
<https://www.huduser.gov/portal/Publications/PDF/FAIRHOUSING/fairfull.pdf>
- **Garage Floor Drains:** Regardless if the Sanitation District requires you to connect the garage floor drain to the Sanitation System, or if they allow you to daylight this drain, the Plumbing must be installed, tested, and inspected in accordance with the adopted Plumbing Codes, please remember to call for under slab inspections.

March Inspection Tips

- **Window Fall Protection:** IRC Section R312.2: Please take time to review your operable windows, if the window sill less than 24 inches off the finished floor on the interior side, and greater than 72" to adjacent grade on the outside, then you will need fall protection installed or opening control devices installed at the window manufacture. Please review this prior to ordering your windows.

Building Futures Program

Our Inspectors Don Marchbanks and Jesse DeWolfe have been working with our Local School Districts and the Yampa Valley Trades Association to plan a Northwest Colorado Career Day Conference under the ICC/Colorado Local Chapter Building Futures Program to be held here in Steamboat Springs in Olympian Hall at Howelsen Hill on September 4th, 2019. This is an outstanding nationally recognized program that offers High School Students and recent graduates or Trade School Students an opportunity to learn about the careers and professions available within the Construction Trades, Architecture, Engineering, Surveying, Excavation, and many more career options pertaining to our local construction industry. If you're interested in helping out, taking a rotation at a booth, or providing informational handouts related to your profession please contact us in advance. You can email or call Don Marchbanks directly, we look forward to your support, this is a great outreach event for our youth and young adults.

Don Marchbanks: 970-870-8371

Dmarchbanks@co.routt.co.us

Contractor Support Needed with Scheduling Inspections Online

Our goal in providing inspection services is to maintain a high level of efficiency and meeting the demands of inspections by offering Next-Day inspections when schedule my midnight the day before. We also strive to maintain a competitive Fee Schedule in the cost of our inspections services through the Permit Fee. One of the areas of improvement and added efficiencies we want to expand on is how Inspections are scheduled by the Contractors. Currently more Contractors are scheduling using the telephone versus our Permitting Software, this creates very inefficient work practices within our Department in the morning. Only one Inspector can check the voicemail at once, when we are extremely busy it can take up to 25 minutes to listen to the voicemails for inspection requests, then an additional 25 to 30 minutes entering the inspections requests into our software.

With your help and support we can save anywhere from 30 to 45 minutes each morning if you schedule your Inspections online, this would allow us to get out the door earlier each morning and fit another inspection or two into our work day. By fitting additional inspections in our schedules we will reduce potential overtime or additional staff, and therefore keeping expenditures down and Permit Fees competitive. When inspections are entered online by the Contractor, all the data and information automatically loads into our software, we simple divide up inspections based on geographic area, then provide you a quick call on approximate time of arrival, and were out the door performing inspections.

Our inspection staff will start providing you training and support in the field, to take time to show you how easy this can be done from your iPhone or Computer. You simple enter your Permit Number, Contact Person, Phone Number, date requested, use the drop down menu for type of inspection desired, then hit "Request Inspection" at the bottom of the screen. See sample of the Request Inspection Screen below, this process can be done in roughly 30 seconds once you're logged in to the software. Our staff can assist you with saving the Log-In Screen on your phone if needed as well. We appreciate your time and consideration in moving away from the Inspection Hotline to help us provide better service to you.

The screenshot displays a web form for requesting inspections, divided into two main sections: "Property/Permit/Contact Info" and "Inspection Type & Schedule".

Property/Permit/Contact Info

- Address or Permit #**: A text input field with a placeholder "Type the address or permit number then select from the list".
- Available Permits**: A dropdown menu.
- Contact Person**: A text input field.
- Contact Phone #**: A text input field.

Inspection Type & Schedule

- Requested Date**: A date input field.
- Inspection Stage**: A radio button selection with two options: "Regular" (highlighted in orange) and "Final".
- Inspection for**: A dropdown menu.
- Comments**: A large text area with a scroll bar.

At the bottom center of the form is a button labeled "Request Inspection".

Green Building Program has been Rescinded

The Green Building Resolution in Routt County, and the Green Building Ordinance in the City of Steamboat Springs has been Rescinded, this is no longer an active mandatory program. The New Home Checklist is no longer required to be submitted for new residential construction, the forms have been removed off our submittal requirements and website.

Routt County, City of Steamboat Springs, and Yampa Valley Sustainability Council have partnered together to offer a new Green Building Program that is voluntary versus mandatory with the goal of offering those who want to build beyond the code a variety of nationally recognized programs, concepts, and techniques to build beyond the code. The Green Building Program began in 2008 originally, it was a great program developed by the City and County, but as a group we felt this has become a bit outdated and underutilized, plus since that time our adopted Energy Codes within the Building Department have also become more restrictive and in line with the Green Building Program requirements. Additionally many of our Professionals designing homes or commercial buildings offer their clients other nationally recognized programs to build beyond the minimum intent of the code, they attend training to become familiar with these other programs, therefore we find it important to all our citizens and professionals options versus a mandatory program. Our goal in developing this new Program is to offer support, education, outreach, and recognition to those who choose to build beyond the minimum intent of the adopted codes or regulations, while also encouraging others who may not have intended to build beyond the code. One of the key components in changing this marketing strategy is to provide outreach and education and promote these concepts well in advance of the Building Permitting process, to encourage our citizens early on during the Planning Application process or preliminary design phase. This allows professionals and contractors time to promote building beyond the code and introduce into the initial phase and project estimation, allowing choices and options to be incorporated to help promote building beyond the minimum code requirements. Below are a few programs as options however we support any programs, designs, or construction techniques that allow you to build beyond the minimum code.

CHOOSE FROM THESE NATIONALLY RECOGNIZED PROGRAMS

Residential

- ◇ LEED for Homes version 4.1 :
- ◇ ICC / ASHRAE 700-2015 National Green Building Standard
- ◇ Passive House, PHIUS, Passive House Institute US
- ◇ US Department of Energy's Zero Energy Ready Home

Multi-family Residential

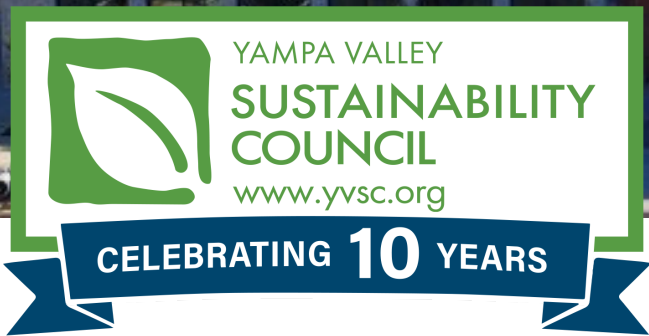
- ◇ LEED
- ◇ ICC/ASHRAE 700-2015 National Green Building Standard ICC 700
- ◇ Enterprise Green Communities (for affordable housing)

Commercial

- ◇ LEED
- ◇ Green Globes
- ◇ IgCC or 2018 International Green Construction Code

SUSTAINABLE BUSINESS TOUR

Is **Solar** Right for your Home or Business?



Are you considering adding solar before federal tax incentives decrease in 2019? Join YVSC, CSU Extension Energy Specialist and two local solar companies for an evening of renewable energy education and a tour of two local business solar arrays.

Tuesday, April 9, 2019

Stop #1

5:30 p.m.

**Mountain Valley Bank
2201 Curve Plaza**

Stop #2

6:30 p.m.

**Butcherknife Brewing Co.
2875 Elk River Road**

**THANK YOU 2019 TALKING
GREEN SPONSORS**



City of Steamboat Springs Engineering Division

As a member of the development community in Steamboat Springs, the City is interested in your opinions on how the City's Engineering Standards and other City documents could be revised to better serve the community. We will be issuing a draft of Section 5.12 of the Engineering Standards, and associated documents, the week of April 1, in advance of the next opportunity for public comment. We will be holding an open house on Tuesday April 9 from 4:30-6 pm at Centennial Hall in Room 113/114. We ask that you review the draft of Section 5.12 and the associated revised documents, including a draft revision of the Stormwater Quality Plan checklist, and bring your feedback to this open house. There will not be a specific presentation during this timeframe. Please feel free to stop by at any time during the scheduled open house to share your comments, thoughts, and idea. As the principle authors of the draft revision of Section 5.12. RESPEC staff will be present at this meeting to receive your feedback. Also present at this meeting will be representatives from Stolfus and Associates who will be completing updates to Chapter 4 Street Standards and Chapter 5 Traffic Study Criteria. If you have comments that you would like to share regarding these Chapters of the Engineering Standards, your input is welcome.