



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