



2nd Quarter 2022

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MEET YOUR TEAM

Rob Godin
Deputy Building Official
970.219.8226
rgodin@safebuilt.com

Craig Rossi
Building Inspector
970.342.5681
crossi@safebuilt.com

Jordan Cook
Building / Stormwater Inspector
720.520.5386
jcook@safebuilt.com

Brian Hansen
Building Inspector
970.286.3756
bhansen@safebuilt.com

Eric Weber
Building Inspector
970.397.7768
eweber@safebuilt.com

Jim Hudson
Building Inspector
970.617.3589
jhudson@safebuilt.com

Brian Stone
Stormwater Inspector
970.203.5518
bstone@safebuilt.com

Chrissy Thomas
Office Manager
970.294.2230
cthomas@safebuilt.com

Carmie Salvatore-Hansen
Permit Technician
970.278.6455
csalvatorehansen@safebuilt.com

Darlene Kullhem
Permit Tech
970.302.5201
dkullem@safebuilt.com

Alex Kerkhoff
Building Inspector
970.218.3503
ckerkhoff@safebuilt.com

Letter from the Building Official:

Greetings from the Town of Windsor's SAFEbuilt Office to all building professionals.

In order to help keep your jobs running safely and smoothly, please keep your job sites clean and have the required permit documents on site and readily available for all inspections. This will assist our team with providing the entire community the highest possible level of service.

This newsletter contains some important information for you and your teams regarding policies that are in place to maintain consistent enforcement of the codes. Please take a few minutes to read through each section. If you have any questions, please reach out to someone on our team.

Thank you for your role in keeping our community safe!

Rob Godin

Rob Godin
Deputy Building Official



IMPORTANT HIGHLIGHTS

FLOATING WALLS (BASEMENT FINISH) –

Floating walls are not regulated through the 2018 IRC, but are required by most geotechnical or the foundation engineers. Please refer to those documents for the height of the floating wall.

NEW SINGLE-FAMILY RESIDENTIAL DWELLING PERMITS

(Detached and Attached (each unit)):

Blower Door Test results **MUST** be included with the Energy Code Compliance documents before the Building Final will be signed off.

Per Section **R402.4 Air leakage (Mandatory)**. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5. R402.4.1 Building thermal envelope. The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation. The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. **A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.**

Testing, Testing...

The 2018 International Energy Code (IECC) requires a duct leakage test and a building thermal envelope leakage test be performed yielding results that meet or exceed the minimum requirements of the IECC. The duct leakage test is only required for systems with supply and/or return duct work installed outside of the building thermal envelope: unconditioned attics and unconditioned crawl spaces. These test(s) are required no matter which path to code compliance is followed: Prescriptive, Simulated Performance Alternative, or Energy Rating Index Compliance Alternative. Final compliance reports including the results of both test(s) must be provided to the Building Official for approval prior to Final Building inspection and issuance of the Certificate of Occupancy. Please refer to the 2018 IECC for your specific final compliance report requirements related to your chosen path to energy code compliance.



IMPORTANT HIGHLIGHTS

Setback Certification Forms – Please make sure all sections of the form are completed prior to sending into windsor@safebuilt.com.

It's lawn watering season. Builders, know this!

When building a home, and provisions are made for a future lawn sprinkler system that includes a connection to the water supply piping, protection of the water supply against accidental contamination is required per IRC P2902. IRC P2902.5.3 discusses the types of back flow protective equipment required when a lawn sprinkler system is connected to your house plumbing. Be sure your choice of back flow prevention device complies with one of the applicable standards noted in IRC Table P2902.3

SECTION P2902

PROTECTION OF POTABLE WATER SUPPLY

P2902.1 General. A potable water supply system shall be designed and installed as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply. Connections shall not be made to a potable water supply in a manner that could contaminate the water supply or provide a cross connection between the supply and a source of contamination except where *approved* backflow prevention assemblies, backflow prevention devices or other means or methods are installed to protect the potable water supply. Cross connections between an individual water supply and a potable public water supply shall be prohibited.

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric vacuum breaker, a pressure vacuum-breaker assembly or a reduced pressure principle backflow prevention assembly. Valves shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow prevention assembly.



IMPORTANT HIGHLIGHTS

Reminder Regarding Construction Documents

You need to have **ALL SAFEbuilt APPROVED** permit documents on site for all inspections.

ALL plans are to be full size and in color, or, at the very least, 11" x 17" and in color. Only approved Master Plans will be allowed in black & white but would prefer them in color. Specifically, the following plans are to be on site for inspections:

1. Plot Plan
2. Architectural Drawings
3. Site Specific Foundation Drawings
4. Structural Drawings
5. Manual D (Ductwork layout Drawings)
6. Truss Plan/Layout
7. ResCheck

If only 8-1/2" x 11" plans are on site, a "Failed-Code Violation" result will be recorded, and NO inspection will be performed.

All Exterior residential concrete flatwork will require a permit and rebar/reinforcement inspection prior to pouring, EFFECTIVE NOVEMBER 1, 2021. If you have a permit for a new single-family dwelling, you will NOT be required to apply for any additional flatwork permits for flatwork included in the scope of work of the said dwelling under construction unless you add or replace flatwork after the fact (i.e., warranty work). It will be an additional inspection to check the reinforcement prior to pouring that will need to be requested on your new single-family dwelling permit.

Concrete Reinforcement

The amendment for concrete reinforcement also includes the backfill compaction test verification report. All exterior flatwork (patios, porches, driveways, sidewalks.) is included in this report.