



WINDSOR BUILDING NEWS



4th Quarter 2022

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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
Building Official



IMPORTANT HIGHLIGHTS

Winter Weather: As Winter approaches, please make sure your construction sites and sidewalks are cleaned up and organized at all times for the safety of your employees, subcontractors and the public.

Ladders: Please be sure that your ladder is set and secured to meet OSHA requirements the morning of your scheduled inspection. Inspections are assigned to inspectors the morning of the inspection and conducted Monday thru Friday from 8am to 4pm. A reinspection fee will be assessed if an inspection fails a second time for no ladder being properly set.

Inspections: On residential projects, ALL rough inspections are to be scheduled for the same day. Likewise, ALL final inspections are to be scheduled for the same day.

Canceling Inspections: Builders are to cancel an inspection request first thing in the morning if they determine they are not ready for inspection as scheduled.

Fire Protection of Floors & Mechanical Rooms: Mechanical rooms **are** allowed in unfinished and finished basements, but mechanical rooms that were used as the sole means to comply with IRC Section R302.13, as amended with the added exceptions 5, 6 & 7 per Town Ordinance #2019-1590 are no longer allowed. Exceptions 5, 6 & 7 were repealed by Town Ordinance #2022-1642. What's the difference? The difference is, more work must be done. You can construct a mechanical no larger than 80 SF, but the floor system outside of the mechanical room must be protected from fire per IRC Section R302.12. Follow the IRC as written, or request approval of an alternate method/material. Please note, if you choose to install a ½" drywall ceiling in an unfinished basement, it is recommended to use drywall screws, as it is **not** necessary to mud and tape the joints. This will allow ease of removal for rough in work if the basement is finished later.



IMPORTANT HIGHLIGHTS

Soil Compaction Tests:

Per Windsor Town Ordinance #2021-1631, builders are required to submit a backfill compaction field test report prepared by the Geotechnical Engineer prior to scheduling final inspections. This backfill compaction test report shall demonstrate that the soil surrounding the foundation and under the **exterior** concrete flatwork areas is adequately compacted. This inspection requirement is referred to as “FILL TESTING” on your roster of required inspections listed on your permit. This field report must be submitted to SAFEbuilt for approval **prior to** final inspections. The Fill Test report must be approved **before** as a condition for the issuance of the Certificate of Occupancy.

Exterior Concrete Flatwork:

Per Windsor Town Ordinance #2021-1631, builders must reinforce ALL exterior concrete flatwork. The minimum reinforcing requirement is 10 gage welded wire mesh. Other reinforcing such as rebar, fiberglass rebar, and fiberglass reinforced concrete is acceptable. Control joints are required to control cracking. The minimum requirements for control joint placement is as follows:

- A minimum of 30 times the depth of concrete flatwork in inches. For example, a 3-1/2” thick driveway x 30 = 105” (8'-9”) minimum spacing.
- For concrete flatwork 4” thick and thicker, control joints must be placed no farther apart than 120” (10 feet).



IMPORTANT HIGHLIGHTS

IRC R602.6 Drilling and notching of studs:

Drilling and notching of studs shall be in accordance with the following:

1. Notching. Any stud in an exterior wall or bearing partition shall be permitted to be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions shall be permitted to be notched to a depth not to exceed 40 percent of a single stud width.

2. Drilling. Any stud shall be permitted to be bored or drilled, provided that the diameter of the resulting hole is not more than 60 percent of the stud width, the edge of the hole is not more than 5/8 inch (16 mm) to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40 percent and up to 60 percent shall be doubled with not more than two successive doubled studs bored. See Figures R602.6(1) and R602.6(2).

Exception: Use of approved stud shoes is permitted where they are installed in accordance with the manufacturer's recommendations.

R602.6.1 Drilling and notching of top plate:

Where piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 ga) and 11/2 inches (38 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) nails having a minimum length of 11/2 inches (38 mm) at each side or equivalent. The metal tie must extend not less than 6 inches past the opening. See Figure R602.6.1.

Exception: Where the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.



Building Code Spotlight

Reminder Regarding Construction Documents

You must have ALL SAFEbuilt APPROVED permit documents on site for all inspections. A red approval stamp is displayed on the approved plans. 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. 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. Truss Plan/Layout with individual truss drawings
6. Manual S (Equipment Sizing & Efficiency)
7. Manual D (Ductwork Layout Drawings)
8. 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.

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

Energy Code Changes

Starting July 2023, per State requirements, energy code will need to meet 2021 Energy Code or better. More details to follow.