



3rd Quarter 2022

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Letter from the Building Official:

Greetings from the Town of Timnath 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!

Eli Johnston

Eli Johnston
Building Official



IMPORTANT HIGHLIGHTS

UPDATES:

Timnath recently approved the 2021 International Fire Code w/amendments. July 12, 2022 Please view amendments on the town website. AN ORDINANCE AMENDING CHAPTER 18, ARTICLE 6, OF THE TOWN MUNICIPAL CODE ADOPTING BY REFERENCE THE INTERNATIONAL FIRE CODE PROMULGATED BY THE INTERNATIONAL CODE COUNCIL, 2021 EDITION WITH AMENDMENTS.

1. ALL rough inspections & ALL final inspections are to be scheduled for the same day.
2. Builders to cancel an inspection request first thing in the morning if they determine they are not ready for inspection when scheduled.
3. "Floating" walls are required for basement finish projects.

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.

4. **Beam bearing in beam pockets:** Follow the IRC or local amendment.

R502.6 Bearing.

The ends of each joist, beam or girder shall have not less than 1 ½ inches (38mm) of bearing on wood or metal, have not less than 3 inches of bearing (76 mm) on masonry or concrete or be supported by approved joist hangers. Alternatively, the ends of the joists shall be supported on a 1 –inch by 4- inch (25 mm by 102 mm) ribbon strip and shall be nailed to the adjacent stud. The bearing on masonry or concrete shall be direct, or a sill plate of 2- inch – minimum (51 mm) nominal thickness shall be provided under the joist, beam or girder. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 mm²).

5. **Fire protection of floors:** Mechanical rooms are no longer an option. Follow the IRC, or request approval of an alternate method/material.



IMPORTANT HIGHLIGHTS

6. IRC requirements for a water heater T & P discharge P2804.6.1 Requirements for discharge pipe.

1. The discharge piping serving a pressure relief valve, temperature relief valve or combination valve shall:
2. Not be directly connected to the drainage system.
3. Discharge through an air gap located in the same room as the water heater.
4. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
5. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
6. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
7. Discharge in a manner that does not cause personal injury or structural damage.
8. Discharge to a termination point that is readily observable by the building occupants.
9. Not be trapped.
10. Be installed to flow by gravity.
11. Terminate not more than 6 inches (152 mm) and not less than two times the discharge pipe diameter above the floor or waste flood level rim.
12. Not have a threaded connection at the end of the piping.
13. Not have valves or tee fittings.
14. Be constructed of those materials indicated in Section P2906.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
15. Be one nominal size larger than the size of the relief-valve outlet, where the relief-valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.



IMPORTANT HIGHLIGHTS

Code Enforcement

Per the town code, contractors are required to maintain overgrown weeds as well as rubbish/trash on all properties owned by the development. Weeds can not exceed 8 inches in length. Overgrown weeds are required to be removed within 2 days of notice. Rubbish is considered to be any trash, debris, waste, or discarded objects on the ground. In order to keep the town safe and presentable the town requires rubbish/trash to be cleaned up at the end of each workday.

Notice to cut weeds or brush and remove rubbish.

SEC. 7-4-30

(a) The Town shall give written notice to the property owner of the requirement to cut any weeds or brush or to remove any rubbish from his or her property and shall give notice that said owner has two days to comply with the requirements of this Section.

(b) In case of the failure of any owner of such property to cut or remove the weeds, brush or rubbish as set forth in this Section within the time and in the manner prescribed herein, the Town Manager may order the cutting and removal from such lots, alleys and sidewalk areas of such weeds, brush and rubbish.



Building Code Spotlight

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.

Manual S (equipment sizing/efficiency) & Manual D (ductwork) must be on site for inspections.

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