



TIMNATH BUILDING NEWS



1st Quarter 2023
Inside this issue:

- Important Highlights
- Building Code Spotlight

MEET YOUR TEAM

Eli Johnston
Building Official
970.218.5708
ejohnston@safebuilt.com

Nick Christian
Building Inspector
970.290.8193
nchristian@safebuilt.com

Chrissy Thomas
Office Manager
970.294.2230
cthomas@safebuilt.com

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

Cameron Donald
Code Enforcement
970.372.2482
cdonald@safebuilt.com

Russ Weber
Regional Manager
970.566.4674
rweber@safebuilt.com

Letter from the Building Official:

Greetings from the Town of Timnath to all building professionals.

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 valuable information for you and your teams regarding policies that are in place to maintain consistent enforcement of the codes. Please take time to read 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. 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.

As Fall and Winter continue, please make sure construction sites, underground plumbing/electrical, and sidewalks are clean and safe.

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. Fire protection of floors: Section R302.13 has been amended by removal of all previous amendments. Section R302.13 is now enforced as written in the body of 2018 IRC.

Code Enforcement

Please coordinate with delivery drivers and construction crews to ensure the streets and sidewalks are not being blocked. Materials are allowed to encroach no further than four inches into the street or sidewalk. Most common issues: landscaping materials, truss packages, dumpsters, and trailers.

Obstructing streets and sidewalks:

SEC. 10-3-30

It is unlawful for any person to intentionally, knowingly, negligently or recklessly place in any doorway or driveway not owned by him or her or under his or her lawful control, or on any sidewalk, public highway, street or alley in the Town, any object which causes or tends to cause the obstruction of such doorway or driveway or public sidewalk, street or alley or of any part thereof, unless the person has a permit therefor issued by the Town.

Snow & Ice Removal:

Please be aware Contractors and Property owners are required to remove snow and ice from all sidewalks in front of and adjacent to each property. All snow and ice must be removed within 24 hours of last snowfall. See code section below for specific requirements.

- Sec. 11-1-10. of the Timnath Municipal Code requires removal of snow and ice.

It is unlawful for any owner, or the agent or the tenant of such owner, of any lot, block or parcel of land within the Town to allow any snow, sleet, ice, dirt, debris or any other obstruction to accumulate or to remain upon any sidewalk adjoining such lot, block or parcel of land within the Town, longer than 24 hours from the time of the last accretion of such snow, sleet, ice, dirt, debris or other obstruction. No person shall deposit or cause any snow or ice to be deposited on or against any fire hydrant or traffic signal control device or appurtenance; nor shall any person deposit or cause to be deposited accumulations of snow or ice upon or adjacent to any sidewalk area, street, roadway or loading and unloading area of a public transportation system or any designated emergency access lane such as may retard or in any way interfere with the safe and orderly flow of pedestrian or vehicular traffic by obstructing the view of such traffic on intersection streets or drives, or by any other means, or in any way obstruct or impede street or roadway drainage.



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, eleven” 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.

ALL rough inspections & ALL final inspections are to be scheduled for the same day. Builders to cancel an inspection request first thing in the morning if they determine they are not ready for inspection when scheduled.