

Contractor's Newsletter

City of Longmont, Colorado



Let's Catch Up ...

In the past year since our last newsletter, there have been a few changes that we would like to make you aware of. One of the most important changes has been the increase in fees as January 1, 2011. The following fees have changed and the possibility of more fee increases are just around the corner:

** Water * Sewer * Electrical Community Investment Fee (ECIF) * Boulder County Sales Tax * Transportation * Park Improvement * Storm Drainage * Misc Electrical Upgrade Fees * Valuation Tables * Public Buildings Fee*

There have also been some changes to requirements for a permit submittal and also out on the job site. The following are some of the major changes:

- **City of Longmont Green Points** - The City has moved over the National Green Building Standards (NGBS) for residential projects over 1800 square feet. The City still uses our own Green Points program for residential additions/remodels under 1800 square feet. The City is also looking into an NGBS program for commercial construction. If you would like more information on the future commercial NGBS program, you can contact Chris Allison or Ed Kotlinski at 303-651-8332. If you have questions or need more information on the residential NGBS program you can contact Chris Allison or Van Pollock at 303-651-8332.

- **NPDES Inspections** - Stormwater runoff from individual lot construction can contain sediment and pollutants just like runoff from larger developments. The City's stormwater permit requires us to make sure that all sites are being managed to prevent stormwater pollution. To help us meet these requirements for individual lot construction, we are making some adjustments in the Building Permits. For now the changes are in addition to the building permits for single family dwellings and do not take the place of Construction Activity Permits. The adjustments to the Building Permits require each pollution source to have a Best Management Practice to control pollutants and prevent them from entering the MS4. We are currently in the process of revising our ordinance to clarify the differences between Construction Activity Permits and Building Permits. An article describing the revisions will be in this newsletter after they are approved by City Council.

Before issuing a permit we will review the stormwater control features submitted on the site plan. The site plan consists of a plot plan and a form summarizing the potential pollution sources and BMPs that you will be using. Also, any off-site locations that are used for purposes such as concrete washout or material storage must be identified on the plan. Once a building permit is issued, you will have 3 scheduled stormwater inspections. However, if the site is not in compliance with stormwater regulations at any time, any other inspections scheduled at that time may be denied. Once the site is in compliance, the inspection(s) can be rescheduled. All associated re-inspection fees and other requirements will apply. Please also note that if you are using an off-site location, you will be held responsible managing the pollutant sources on that site even if you are not the only one using it.

- **Under drain system** - Recently you would've needed to apply and be granted a variance for your under drain system, but now the process has changed slightly. You will still need to submit a separate application and all the detail that was required previously for your under drain system. This packet of information will need to be included into your permit submittal. A PWRN representative will review and approve this packet, if it meets all the minimum requirements. For more information you can go the City's website, www.ci.longmont.co.us/bldginsp, come into the Building Inspection offices at 385 Kimbark St or call 303-651-8332.

What Code Changes ???

The City of Longmont will be adopting the 2011 National Electrical Code (NEC) by July 2011.

The first public hearing will be on April 21, 2011 at 5:30 p.m. in the City Council Chambers located at 350 Kimbark St and the second and final public hearing will be on May 4, 2011 with the Master Board of Appeals at 7:00 p.m. in the City Council Chambers located at 350 Kimbark St.



Yahoo!

We now are accepting credit cards!!

You can now pay for any permit by credit card.

** There is a \$2,000 transaction limit **

IMPORTANT NOTICE!!

Please keep in mind, permits that are faxed or e-mailed in have a turn around time of 72 hours. Please plan accordingly.



ALERT! ALERT! ALERT!

LOOK WHO'S MOVED

Marc Sampson, the Fire Protection Engineer, is now calling 385 Kimbark St, the DSC, home now! Marc's phone has stayed the same, 303-651-8434.

All fire plan submittals, permits and questions can be accepted and/or paid for at the Building Inspection

RENEWAL TIME IS HERE!!

You can renew for the 2011-2012 year starting now! General and mechanical contractors must complete and pass a study guide to renew. Study guides are online at www.ci.longmont.co.us/bldginsp and at the Building Inspection counter. All other contractors DO NOT need to complete a study guide. Don't forget your insurance, application and fee!



It's official ... Van Pollock, our Residential Plans Examiner will be retiring!!!!

Van's last day with the City of Longmont will be July 1, 2011. Please stop by and wish him well before he leaves us. In the meantime we will be trying to fill his shoes sooner than later. We hope to have a new plans examiner on board some time in June.

Community Development Department
Building Inspection Division
Community Development Services Center
Longmont, CO 80501

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Residential Roof Maintenance and Repair

City of Longmont Building Inspection Division Interpretations, Policies & Procedures

The 2009 International Residential Code, as adopted by the City of Longmont, does not provide guidance or clarification as to what defines roofing maintenance or repair versus replacement. In this absence, the City of Longmont has generated the following criteria as a means to distinguish between the two terms:

MAINTENANCE and REPAIR: When a building of any size is subjected to cumulative roof membrane damage less than or equal to one square (one-hundred square feet) of roof surface, correction of damaged areas is considered “maintenance or repair” and a building permit is not required.

REPLACEMENT: When a building of any size is subjected to cumulative roof membrane damage exceeding one square (one-hundred square feet), correction of the roof damage is considered a reroof and the roofing material shall be replaced in its entirety in accordance with the building code. Where damage is limited to an individual plane or planes of the roof, the entire damaged plane or planes of the roof can be replaced without replacement of the entire roofing surface.

Replacement of roof coverings requires a building permit and compliance with section R907 of the International Residential Code.



SAFETY ALERT FOR FIRE SPRINKLER SYSTEMS

Following reports of a fire incident involving a sprinkler system that contained a high concentration antifreeze solution, research and standards development activities were begun to address concerns raised by the combustibility of antifreeze solutions in residential sprinkler systems. As information became available, NFPA published two successive Safety Alerts providing guidance from NFPA in its role as a safety advocate and announcing Tentative Interim Amendments (TIAs) to NFPA sprinkler standards that were issued by the NFPA Standards Council. The TIAs and the additional NFPA guidance offered in those Safety Alerts were interim actions while the responsible standards development Technical Committees reviewed the results of the research and reached consensus on further amendments to the NFPA sprinkler standards.

The sprinkler committees have now completed the review and consideration of the issues related to the use of antifreeze in sprinkler systems and, based on the available information, have reached consensus on four TIAs that were [issued by the NFPA Standards Council](#) (PDF, 81 KB) on March 1, 2011. The four TIAs achieve a more comprehensive approach to the treatment of antifreeze in NFPA sprinkler standards, and provide new requirements for the use of antifreeze in both new and existing residential occupancies and in non-residential occupancies as well.

For more information check out the following link to the NFPA webpage:
http://www.nfpa.org/assets/files//NFPA_Safety_Alert_on_Antifreeze_April_2011.pdf

