

Contractor's Newsletter

3rd Quarter, 2008

City of Longmont, Colorado



DID YOU CONNECT YOUR PERIMETER & UNDERDRAINS?

On the 4th quarter newsletter we informed you of an added required inspection, under drains. We have refined the process and when we review permit completion for final inspections prior to Certificate of Occupancy (C.O.), we must have a letter from your engineer and an inspection and approval from Public Works & Water Utilities (PWWU) that certifies all drainage improvements, including the connection from the perimeter drain and the tie-in on the subdivision under drain are constructed and consistent with the approved drainage plans. This certification is required by municipal code, section 15.05.070, and with recent concerns in a couple of subdivisions we are going to verify these systems are constructed as intended. The other half of this process is to schedule, 24 hour advance notice required for the inspection of fire lines, sanitary sewer service connections and water service connections, a PWWU inspector will also need to inspect the perimeter and under drain connections. You will need to call these inspections in as normal through the inspection hotline, (303) 774-4595 or online at www.ci.longmont.co.us/bldginsp/inspections and they will get routed daily to the PWWU inspectors. You will need to have your permit card available and if a special perimeter drainage system other than the standard system is being installed, have engineered plans available for the PWWU inspector to verify. So please have your soil engineer prepare and send us a letter that certifies this has been inspected and approved by them and have your inspections approved by PWWU prior to the city issuing a certificate of occupancy. If for some reason you feel you do not need to connect into the under drain system, according to the municipal code section 15.05.070 #5, you must have approval from the Chief Building Official and PWWU in writing approving this decision. If you have questions, you may contact Dick McKee, PWWU Construction Inspector Supervisor, directly at (303) 651-8711.

Reminders for Electricians:

- 1.) The adoption of the amended 2008 NEC will be complete August 25, 2008.
- 2.) Stay current on the state requirements of your electrical license.
- 3.) You must get a permit for all of your projects and cannot work under another contractor's permit, license number (unless G.C.) or under a homeowners permit (i.e. new a/c install).
- 4.) Don't forget to include in your bids on commercial projects the IBC requirement for emergency illumination along the path of egress extending to the public way, which means emergency lighting installed along all exit paths to the required exits and on the exterior.

IS YOUR LUMBER PRESSURE TREATED?



The IRC, section 319.1.3 & 319.1.4, requires you to use pressure preservative treated wood or naturally durable wood, like redwood, cedars and black locust, when you build balconies, porches, similar structures or for the portions of wood members that form the structural supports of structures when those members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering that would prevent moisture or water accumulation on the surface or at joints between members. Such members may include:

1. Horizontal members such as girders, joists and decking.
2. Vertical members such as posts, poles and columns.
3. Both horizontal and vertical members.

Something to keep in mind ...

When you fax or mail in permit applications, depending upon the workload, it may take a minimum of 24 hours to process. If you decide to bring your permits in in-person, depending upon workload and number of permits, it could take 24 hours to process as well. We will try to accommodate everyone as best we can.

ARE MY PERMIT FEES READY ????

Permit fees are available as soon as the plan review has been completed. A permit tech will call the contact person and let them know the permit is ready and a total of fees due. If you have special circumstances that require fees prior to the plan review being completed, you must have a **COMPLETE & ACCURATE** application submittal and also be aware there may be additional outstanding fees from other divisions that have not completed their plan review. Permit fee estimates will work the same way, but may take more time because estimates are done during spare time. A permit tech will contact you as soon as the fees have been completed.

REMEMBER: THIS IS AN ESTIMATE ONLY UNTIL A COMPLETE PLAN REVIEW HAS BEEN COMPLETED BY ALL DIVISIONS!!!!



Who's calling in for Fire inspections??



Fire Support Services requires that the fire alarm/sprinkler contractor be the only person to call and schedule any type of fire inspection with them. Fire Support Services issues a separate permit to the fire alarm/sprinkler contractor only. This permit has different information and permit number compared to the building permit issued by the Building Inspection Division. If you have any questions please contact Fire Support Services at (303) 651-8437.

IMPORTANT DATES

SEPTEMBER

1 - Labor Day! - City offices will be closed!

7 - Grandparent's Day!

22 - First day of Autumn!

OCTOBER

16 - Boss' Day!

18 - Sweetest Day!

24 - United Nations Day!

31 - Happy Halloween! Have a safe & ghoulish night!

NOVEMBER

2 - Daylight Savings ends! Turn your clocks BACK one hour!

4 - Election Day! Make your vote count!

11 - Veteran's Day - City offices will be closed!

27 - Happy Thanksgiving! City offices will be closed!