



1st Quarter 2022

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### MEET YOUR SAFEBUILT TEAM

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## Letter from the SAFEbuilt Team

To all the Building Contractors working within the Town,

Thank you for your ongoing partnership.

We have proudly served the Town and its citizens for 28 years and are truly grateful for the relationships that we have built and maintained within the community. Working together we can build a better, safer community the citizens of Severance deserve.

This newsletter contains important information for you and your teams, so please take a moment to read through each section. If you have any questions, feel free to reach out to me or the SAFEbuilt Severance team.

Stay safe, stay dry as the wet Spring days come upon us.

Sincerely,

Russ Weber

Building Official / Regional Manager



# UPDATES

## **AMENDMENT IRC Section R302.13 (Fire Protection of Floors)–**

Exceptions 5, 6, 7 of Section R302.13 have been removed from the amendments to the 2018 IRC as adopted. Fire protection of the floors will now follow requirements straight out of the 2018 IRC (see section below). This will apply to permit applications filed on April 1, 2022, and thereafter.

### **Section R302.13 Fire Protection of floors**

Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a ½-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

#### **Exceptions:**

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
  - 3.1 The aggregate area of the unprotected portions does not exceed 80 sq ft. per story.
  - 3.2 Fire blocking in accordance with Section R302.11 is installed along with perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.



# REMINDERS

## 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
8. Permit Card

If 8-1/2" x 11" plans are on site. A "Failed-Code Violation" result will be recorded, and NO inspection will be performed.



# HIGHLIGHTS

**Safebuilt Re-Inspection Fees** – Re-inspection fees under normal circumstances assessed after a second attempt at the same inspection has failed and a third or more inspection trip must be made. However, re-inspection fees can be assessed, after the first inspection stop, if there is a building code violation that is continually repeated by a builder.

**Posted Addresses-** All permitted work sites shall have the address clearly visible from the street during all phases of construction. When emergency responders are needed, the address plays a critical role in the response time at construction sites. Per **IRC R319.1** Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inches. If address numbers are not clearly visible on a site an inspection cannot be performed and permit holders will be asked to reschedule the inspection once the address is posted.

**Ladder Requirements for Re-roof Inspection-** All re-roof installations are required to have an approved ladder set and secured to access all levels of the roof for inspection.

**Ladder Requirements for Final Inspection-** As part of the final inspection process inspectors need access to the above ceiling spaces for attic insulation verification. Please provide a ladder at the attic access points at all final inspections to ensure that this portion of the inspection can be performed safely.



# Building Code Spotlight

## BUILDING CODE SPOTLIGHT-

### Bedroom Definition

“**Sleeping Room**” (**Bedroom**) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

### Townhomes

Separate water/sewer, gas, and electrical lines – Gas and electrical lines shall not pass through the interior of another building (a townhome unit is considered another building in these cases).

**R302.2.2 Common Walls** – “Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Item 1 or 2. The “**common**” wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing”.

**Section E3601.3** prohibits electrical services to pass through the “Interior” of another building. “One building or other structure not to be supplied through another. Service conductors supplying a building or other structure shall not pass through the interior of another building or other structure”.