

SAFEbuilt

BUILDING NEWS



2nd Quarter 2021

Inside this issue:

- Process Updates
- Site Conditions
- Important Highlights
- Building Code Spotlight

MEET YOUR NUNN SAFEBUILT TEAM

Russ Weber
Building Official
970.566.4674
rweber@safebuilt.com

Rob Godin
Deputy Building Official
970.219.8226
rgodin@safebuilt.com

Derek Franklin
Building Inspector
970.294.1672
dfranklin@safebuilt.com

Letter from the SAFEbuilt Team

To all building contractors working within the Town of Nunn, thank you for your ongoing partnership with the Town and our SAFEbuilt team! We are proud to serve this growing community, as we're sure you're proud to be literally building it.

This newsletter covers many important things that may impact each of you and your teams directly. Please take a few moments to read each section, as there are several improvements that will benefit our Nunn community.

As always, reach out to our team using the contact



PROCESS UPDATES

Engineer Letters and Setback Certification - To help keep your project on track, please submit these required documents for review and approval at least 3 working/business days ahead of your request for Underground Plumbing inspection. This allows for the necessary time for SAFEbuilt to review the documents, and if necessary, reject the documents for errors/omissions, and allows the Surveyor and /or Structural Engineer the time to revise and resubmit their documents so that you can request and receive your Underground Plumbing inspection per your project schedule. Once you receive approval of all required Engineer's Letters and Setback Certification; you can request the Underground Plumbing inspection for the next business day. As usual, inspection requests must be made no later than 4 pm to receive your inspection the following working/business day.

Townhome and Duplex Permits - Townhomes and two-family dwellings/duplexes are defined as "Attached Single Family" homes when applying for a permit. When creating an application in Community Connect for one of these types of projects it is important to select the "Residential New" Category and "Attached Single Family" Permit Type of each duplex or for the main townhouse building (e.g., xxx Small Town Road Building A) and then email your list of addresses or unit designations for each of the individual townhouses(e.g., xxx Small Town Road A1) to the permit technicians at the Windsor Safebuilt office at windsor@safebuilt.com.

Apartments (aka Multi-Family) are regulated out of the Building Code, not the Residential Code, and are assigned a commercial category designation for the type of permit. If you have



IMPORTANT HIGHLIGHTS Cont.

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. 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.

Dry-In Requirements - Structures must be completely “dried-in” prior to scheduling rough inspections. A dried in house is at a minimum to include roof underlayment complete; roof jacks installed; soffits and porch overhands installed; windows installed*; building wrap complete; exterior doors installed; and any other opening type/ roof penetration sealed so precipitation cannot enter the structure.

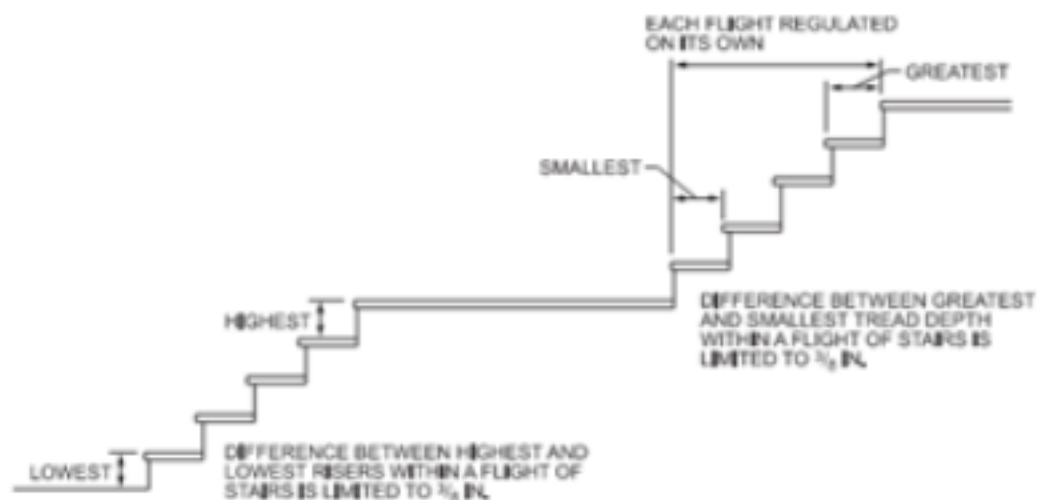
*- Building wrap covered window openings do not qualify as being dried in. If you have windows that are on backorder, please contact your local Building Official to review other approved dry-in methods.

Residential Inspection Checklists - SAFEbuilt’s Residential Construction Inspection Checklists are available for use by contractors! SAFEbuilt has produced inspection checklists that can be used by site superintendents to walk their jobsites prior to calling in an inspection. These checklists cover every phase of construction and include the most common code violations that are found during the inspection process. The checklists are not meant to cover every possible code violation that can be looked at during an inspection, but they will serve as a solid guideline to help you pass inspections on the first attempt. Contact Windsor@safebuilt.com to get a copy



Building Code Spotlight

Garage Stairs - One of the most common violations on a final inspection is the rise and continuity of stairs at a garage/ house or non-egress door. The rise of the first tread is measured from the top of the threshold excluding the compressible element. This measurement must not be more than $7\frac{3}{4}$ ". The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ ". Riser height is measured vertically between the leading edges of the adjacent treads. See diagrams below for visual representations.



For SI: 1 inch = 25.4 mm.

Commentary Figure R311.7.5.1(2)
STAIR TOLERANCES