



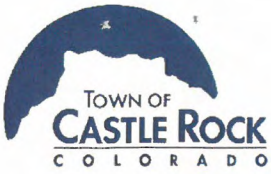
CONTRACTORS LUNCHEON

February 12, 2020

Meeting Summary

Welcome: Joseph Montoya, Chief Building Official

- Welcomed all attending the luncheon
 - Thanked DR Horton and Electric Contractors, Inc., for sponsoring and providing the great lunch from qdoba!
 - Mr. Montoya expressed appreciation for everyone's support, attendance and participation at the luncheons.
 - **New TRAKiT Software Upgrade:** The system will be down on Friday February 14th while the system is being updated. Customers and Town staff will have no access to the system on the 14th. After the holiday weekend the system will be back up and running on the 18th that will provide increased capabilities to help serve the community better.
 - **March Institute Training March 2 - 6:** The Town requires staff to be certified and one way to achieve continuing education is by attending the ICC March Institute. Mr. Montoya asked the builders to do their best to keep inspections light that week due to having staff out to attend the training. He announced that he will be handing out "Free Inspection" cards at the next luncheon to those having the least number of inspections! Jon White will be handling inspections during March Institute week while inspectors attend training so please keep inspections down as much as possible and please communicate this to your teams.
 - **Over the Counter Inspections:** After initiating a soft launch of this program, the Building Division is now offering "Over the Counter Plan Review" managed by Andy Blake and JR Trout. The types of reviews will be for things such as decks, pergolas, basement finishes, gas lines, fire pits, hot tubs, etc. These reviews are scheduled Tues. – Thurs. 10:00 – 2:00 pm.



- **Applications for Residential Homes / Irrigation Questions: Tina Close, Plan Review Supervisor**

- **Presentation Highlights – (see attached for more details)**

- Effective Jan. 1, 2020, Castle Rock Water is changing the water budget for homes. The former budget did not accurately represent usage and costs. Customers are actually using less water.
 - Will do landscaping & irrigation fly-over on existing homes. New homes will be based on plans.
 - Landscaping and irrigation plans can be on one plan, if going for a 1 SFE. Must provide total irrigated and irrigable areas.
 - Water fixture plans must be stamped by a Professional Engineer (P.E.) if going for a 0.67 or if in a WEP.
 - Need copy of Architectural Plan to show which options are opted for if homeowner is not selecting ALL optional fixtures.

- **Master Plans – No More 2012 Can be Used (Joseph Montoya)**

- All Master Plans and Permits must be pulled on the 2018 Codes as of Jan. 1, 2020.
 - Gas Isometric Plans can't be on Master Plans since it is not yet known where the meter will be. The inspectors can verify them in the field.
 - Contact Joseph Montoya to resolve any Master Plan issues – will discuss further at the next meeting.
 - For any incomplete submittals, direct your questions to the Development Technicians for resolution.

- **Inspections / Snow – Roofs and Undergrounds (Adan Rivas, Stormwater Inspector)**

- **(See attached for more details)**

- Mr. Rivas reminded everyone about the change from DESC to TESC and that it is federally mandated. There is only 1 project yet to be submitted. He also explained the bonding policy.