

**SAFEbuilt**®

**WELLINGTON  
BUILDING  
NEWS**



1<sup>st</sup> Quarter 2023

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**MEET YOUR  
TEAM**

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## Letter from SAFEbuilt:

Greetings from the Town of Wellington to all building professionals.

To help keep your jobs running safely and smoothly, please keep your job sites clean and have the required permit documents on site and readily available for all inspections. This will assist our team with providing the entire community the highest possible level of service.

This newsletter contains valuable information for you and your teams regarding policies that are in place to maintain consistent enforcement of the codes. Please take time to read each section. If you have any questions, please reach out to someone on our team.

Thank you for your role in keeping our community safe!

*Russ Weber*

Russ Weber  
Regional Manager



# IMPORTANT HIGHLIGHTS

**Winter Weather:** As Winter continues, please make sure your construction sites and sidewalks are cleaned up and always organized for the safety of your employees, subcontractors, and the public.

**Ladders:** Please be sure that your ladder is set and secured to meet OSHA requirements the morning of your scheduled inspection.

Inspections are assigned to inspectors the morning of the inspection and conducted Monday thru Friday from 8am to 4pm. A reinspection fee may be assessed if an inspection fails a second time for no ladder being properly set.

**Inspections:** On all new, single-family homes, ALL rough inspections are to be scheduled for the same day. Likewise, ALL final inspections are to be scheduled for the same day.

**Canceling Inspections:** Builders are to cancel an inspection request first thing in the morning if they determine they are not ready for inspection as scheduled.

## ***ATTENTION CONTRACTORS:***

As of January 1, 2023, all single-family homes must have the following letters and certifications submitted to SAFEbuilt **prior to calling for underground plumbing inspection and prior to beginning any framing.**

Underground plumbing inspections cannot be scheduled without these letters and certification on record. All engineer letters and **duly signed** setback certifications must be submitted to SAFEbuilt at **windsor@safebuilt.com** by **noon for the next business day** scheduling underground plumbing OR rough inspection on dwelling that are slab on grade or crawlspace.

- **Footing engineer letter**
- **Foundation reinforcing engineer letter.**
- **Perimeter drain must be completed by engineer and provide engineer letter.**
- **U-fer Ground engineer letter.**
- **Town's setback certification form** (completed, signed, and stamped by surveyor & signed by contractor or builder).

Submit engineer letters and setback certifications to SAFEbuilt by the following means:

**E-MAIL:** windsor@safebuilt.com



# IMPORTANT HIGHLIGHTS

## **Following Manufacturer's Installation Instructions:**

IRC R102 addresses applicability of the Code. This code section discusses the Code, industry standards by reference, and manufacturer's installation instructions. It is important for builders and building inspectors to know that all Code approved building materials or equipment both interior and exterior, from drain piping to roofing materials and everything in between must be installed per the IRC, industry standards, and manufacturer's installation requirements. This is referenced in IRC R102 and hundreds of other places throughout the IRC. This is intentional. The intent is to take all codes, standards and installation instructions into account when building or improving a residential structure.

## **Proper nailing of Framing Hardware:**

Framing hardware is an integral part of the structural frame of the home. It is vitally important all the framing hardware be installed everywhere it is shown on the approved structural plans. These plans include the foundation plans, framing plans, and truss plan. All framing hardware must be installed per manufacturer's installation instructions, using the correct fastener. Be sure to install the correct hardware for indoor vs. outdoor applications too. Only weather rated hardware can be used for outdoor applications.



# Building Code Spotlight

## Reminder Regarding Construction Documents

You must have ALL SAFEbuilt APPROVED permit documents on site for all inspections. A red approval stamp is displayed on the approved plans. 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. 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. Truss Plan/Layout with individual truss drawings
6. Manual S (Equipment Sizing & Efficiency)
7. Manual D (Ductwork Layout Drawings)
8. Energy Code Compliance Documents

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

Setback Certification Forms – Please make sure all sections of the form are completed prior to emailing to [windsor@safebuilt.com](mailto:windsor@safebuilt.com).

## Energy Code Changes

Starting July 2023, per State requirements, energy code will need to meet 2021 Energy Code or better. More details to follow.