



FEBRUARY 2021

# COMMUNITY DEVELOPMENT DEPARTMENT

## BUILDING – PLANNING – OWTS – CODE COMPLIANCE

### LOOKING BACK ON 2020

We all faced challenges, but more importantly, we identified opportunities to get us through those challenges as a result of the pandemic. Just like you, this pandemic required us to make changes in how we did business in order to continue to operate. Some of these changes included utilizing mobile offices, eliminating the requirement for pre-application meetings, and keeping our front doors open for those that still needed in-person services and as a result, 2020 was our best year to date.

So *THANK YOU* to all who had a part in making this happen! We look to build on those changes that are now best practices and continue to provide the same great service despite what 2021 throws at us. Things to come in 2021:

- Mesa County Master Plan is still in our vision for 2021. Watch for more details to come in the near future!
- A new software that will replace Trak-It and OnBase making it more convenient and user friendly for both our customers and staff.
- Process mapping and implementation for each Community Development Department to continue to streamline services and find efficiencies within our processes.
- Ongoing Community Development outreach, education, and training.

As always, if you have a recommendation for improvement or a concern regarding our Community Development Services please contact me to discuss at 970-255-7168 or by email at [todd.hollenbeck@mesacounty.us](mailto:todd.hollenbeck@mesacounty.us).

Todd Hollenbeck,  
Community Development Director

### REMINDER ON CONTRACTOR LICENSES

Recently we have had a rash of incorrect sub-contractor names and license numbers provided on the application to build. Please verify that the information being provided is correct. For plumbing we need the "PC" license number, for electric we need the "EC" license number. The master or journeyman license number does not work. For commercial mechanical a City of Grand Junction contractor license is required, residential mechanical a plumbing contractor license number is sufficient. We will be spot checking these license numbers for accuracy and if not correct we will require updated information prior to selling the permit.

### NATIONAL ELECTRICAL CODE (NEC) ADOPTION

Mesa County has adopted the 2020 NEC. The adoption will be effective March 1, 2021. You can find more information on our website at [https://www.mesacounty.us/building/adopted\\_codes\\_and\\_regulations/](https://www.mesacounty.us/building/adopted_codes_and_regulations/)

COMMUNITY DEVELOPMENT PERFORMANCE MEASURES					
DIVISIONS	2020	2019	2018	2017	2016
BUILDING PERMITS	5,008	4,771	4,756	3,994	3,663
BUILDING INSPECTIONS	40,106	36,364	36,248	29,699	25,238
OWTS PERMITS	229	169	194	145	114
OWTS INSPECTIONS	653	571	320	255	102
CODE CASES OPENED	198	278	206	202	236
CODE CASES CLOSED	120	214	162	177	219
PLANNING PROJECTS	199	287	376	461	278
PLANNING RESIDENTIAL SITE PLANS	729	733	741	607	611

200 S. Spruce Street • Grand Junction, CO • 81501

[www.mesacounty.us](http://www.mesacounty.us) • [mccomdev@mesacounty.us](mailto:mccomdev@mesacounty.us) • 970-244-1631

## BUILDING DEPARTMENT RESTRUCTURE

In order to better serve the building community and provide support for the contractors and inspectors alike, we have restructured the Building Department.

**Ryan Bradford** is the newly appointed Building Inspector Supervisor. Ryan has many years of plumbing and pipefitting experience under his belt in addition to his construction experience.

**James Elliott** is the newly appointed Electrical Inspector Supervisor. James has been an electrician for 16 years as well as striving to learn as much as he can about the other trades to be an all-around leader.

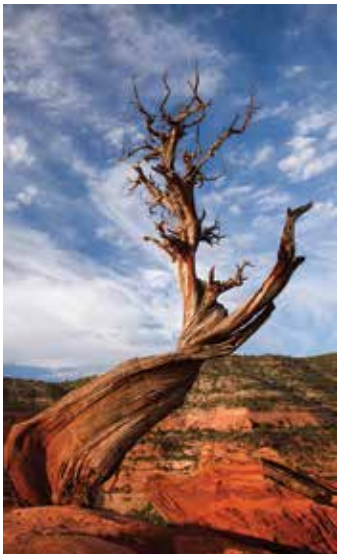
You will still see both out in the field assisting the other inspectors on large projects or helping resolve code issues.

We would like to welcome **Matthew Owen** to the Electrical Inspection team! Matthew comes to us with over 20 years of electrical experience so make sure you tell him hello in the field! When you combine his experience with that of **Reuben Gnojek** (been doing electrical since he was born) and **Caleb Burson** (11+ years) we have a great electrical team!

With the inspectors working off-site it can be hard to catch up with them sometimes. If you call in through the main line or email [mccomdev@mesacounty.us](mailto:mccomdev@mesacounty.us), we will make certain to get you through to their voicemail or email. If you need to meet with a plans examiner or inspector, please call ahead so we can ensure the correct person is available to meet with you.

## TRAINING OPPORTUNITIES

Thank you all for your participation in the 2021 Building Department ICC Classes. We had a good turnout despite doing business a different way! We are looking into continuing education for plumbing and electrical as well. So make sure you have the Building Department website, [www.mesacounty.us/building](http://www.mesacounty.us/building), saved as a favorite and watch for updates!



### NEW WAY TO SCHEDULE INSPECTIONS

Text scheduling is coming soon. Watch for more information.

## WE NEED YOUR CONTACT INFORMATION

One of the things that 2020 taught us is the importance of having contingency plans (yes, plural) in place. In looking at new ways to do business, having electronic contact information in place is key! Please make certain we have current name, phone number, and email information on file for the key members of your organizations who can share updates. There are three ways to provide us this information:

<https://www.mesacounty.us/building/contact-us/comment-form/>

[mccomdev@mesacounty.us](mailto:mccomdev@mesacounty.us)

When picking up a building permit ask for the form at the counter.

## MESA COUNTY ADOPTS A NEW RESOURCE MANAGEMENT PLAN (RMP)

On November 17, 2020, the Mesa County Board of Commissioners adopted the Mesa County Resource Management Plan which outlines Mesa County's desires for the use and management of federal lands within the County. The RMP is available at <https://www.mesacounty.us/planning/codes-plans-policies-standards/plans/resource-management-plan/>.

## COMMUNITY DEVELOPMENT MOVING TO NEW PLANNING & PERMITTING SOFTWARE

Mesa County Community Development is moving to a new land management software for Planning projects and Building permits. The new cloud-based software will provide increased internal efficiencies and provide a more modern, user-friendly experience for our customers. We look forward to transferring to the new software by the end of 2021. More information will be forthcoming once a roll-out schedule is in place.

## DATES TO REMEMBER

### Community Development will be closed

- February 15th for Presidents Day
- May 31st for Memorial Day
- July 5th in observation of Independence Day
- September 6th for Labor Day
- November 11th for Veteran's Day
- November 25th & 26th for Thanksgiving Day
- December 24th for Christmas Eve

Days closed for training will be determined and posted