



PULLMAN *BUILDING DEPARTMENT* NEWSLETTER

JANUARY 2006

COLD WEATHER CONCRETE



It's that time of year again when we would like to remind you about cold weather concrete protection. Concrete that is allowed to freeze, especially in the first three days after placement, has its ultimate strength substantially reduced and is more likely to spall. The City's concern is that no concrete be allowed to freeze or be structurally loaded before reaching acceptable strength.

There are several ways to protect "winter concrete." To allow contractors as much flexibility as possible, you may consult with the building inspector as to the protection methods. These will vary on a case-by-case basis in the field, depending on specific site and weather conditions. Following are some general guidelines:

- If temperatures are expected to fall to 30°F, unformed faces should be covered with visqueen. You will get better protection if it doesn't rest directly on the concrete surface.
- If temperatures are regularly falling to 28°F and remaining there at least four hours per day, flatwork should be insulated with blankets or visqueen and straw. Forms for structural concrete should be left in place 48 hours.
- If temperatures are remaining at 30°F or lower, for 12 hours in 24, or if the temperature drops to 25°F, the concrete should be heated by an artificial heat source.
- All concrete materials and all reinforcement, forms, and ground with which concrete is to come in contact shall be free from frost. Remove snow, ice and slush prior to placement of concrete.

Given the unpredictability of Palouse weather, we urge you to be prepared to provide concrete protection in the event of sudden weather changes. Frozen concrete may require removal.

Please contact the Building Department with any questions, or obtain a copy of ACI 306 Cold Weather Concreting.

GAS FITTER CARD RENEWAL TIME



Last year's Gas Fitter's License cards expire January 15 and January 16 is the last day to renew gas fitter cards for \$7.50; cards renewed after that date are considered "new" and cost \$15.00.

STRAP TIE HOLD-DOWNS

When utilizing strap tie hold-downs, please remember a few tips:

- 1) Follow the manufacturer's installation instructions for proper application of various types of strap tie hold-down's (i.e. Standard or Rim Joist).
- 2) Minimum of 2-2X full height framing members is required for nailing pattern of straps.
- 3) Designer must determine the fasteners required to bind 2X members to act as one unit without splitting the wood.
- 4) There is an increase in the amount of deflection when straps are attached to shear panel sheathing instead of directly to framing. Consult your designer for shear allowance.
- 5) When required, hold-downs must be placed at the ends of shear walls and brace wall panels.

BUILDING DEPARTMENT EXPERIENCES RECORD-BREAKING YEAR

Although more building permits were issued in 2004 (739) than in 2005 (691), 2005 was a record-breaking year for the Building Department because:

- 1) 103 Single Family Residences were permitted, breaking last year's record of 87.
- 2) The value of buildings permitted in 2005 (\$64,305,092) is more than double the value of buildings permitted in 2004 (\$31,107,708), and more than 10 million greater than the previous record of \$53,118,916, set in 2003.

The record-breaking valuation results from a combination of residential permits (103 Single Family Dwellings valued at \$19,666,288 and 25 Multi-Family Dwellings covering 294 units valued at \$19,930,242) and several large commercial structures (valued at \$17,938,745).

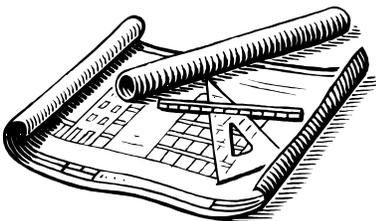
Below are year-end building permit figures for 2005, 2004 and 2003:

2005 permits: 691 valued at \$64,305,092
2004 permits: 739 valued at \$31,107,708
2003 permits: 635 valued at \$53,118,916

AVAILABLE: USED BLUEPRINTS

Have you ever wondered what happens to the City's copy of building plans submitted with a permit application after the job is completed? There are two possibilities:

- 1) Commercial and public structure blueprints go into storage and become permanent public record.



- 2) Single family home and duplex plans are held for 180 days (6 months) following issuance of the Certificate of Occupancy, then destroyed.

If you or the homeowner would like the CITY COPY, please let us know BEFORE the 180 days expire.