Inspections Newsletter

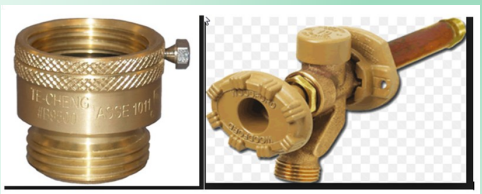
April Issue

Spring Time Safety

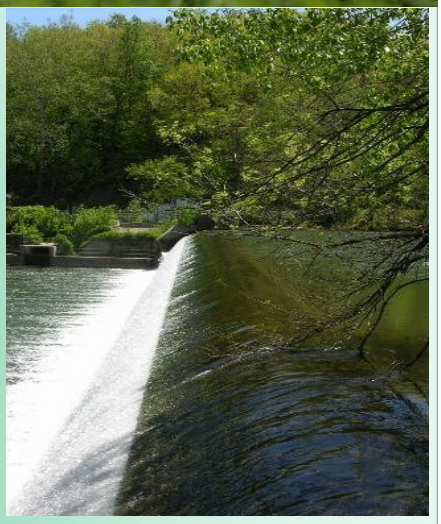
By Mike LaPrade

Springtime and warm weather. It's time for the annual Spring cleaning of the house, the yard, fill the pool for the kids, pressure wash the house and fertilize that yard and get the garden ready for planting. The one thing all of these projects have in common is they all require water which is provided by the wall hydrant located on the side of your home. This device is connected to the Potable water system that supplies your home with drinking water, bathing water, cooking and all water utilized for every aspect of your home. This device is also connected to the Public Potable water system which your home is connected too. While you are outside filling the family portable pool or spraying fertilizing the lawn or possibly using a pressure washer with a chemical wash system take a quick note that all of these items are now connected to the Public Potable water system by the hose pipe. All of these items can create a very possible and potentially hazardous situation to your family and your neighbors in the event of a loss of pressure with the water supply to your home. This loss of pressure can be caused by a water main break, service and maintenance to the water service mains or an excessive draw of water by a fire truck when trying to fight a fire. Any one of these events may cause a drop in or complete loss of water pressure. The loss of pressure or a vacuum creating a negative pressure in the Water service main could allow the chemicals from your Pressure washer, Pool, Soap bucket, or fertilizer sprayer to Backflow into the Potable water system and contaminate the Potable water system of your home and potentially the Public Potable water system for the entire community if these chemicals were to enter into the water system.

This potential for contamination of the Potable water system can be easily avoided by the simple installation of an approved Backflow Prevention Device on your Wall Hydrant.



The simple installation of an inexpensive hose bib Backflow Device on your existing hose connection or have your local Plumbing Professional obtain a permit and install the Frost Proof hydrant with integral Backflow device pictured on the right which will protect your home and the homes in your area from any possible contamination from any items utilized on your property from allowing the water that is used from potentially flowing back into your home or into the Public's Potable water system. These same devices will also protect your Private well from possible contamination if you lose pressure.



SPRING TIME IS HERE!!

By David Cockran

Spring is the time of year when we are motivated to repair , fix up and clean up our dwellings. With this in mind we would like to list as a reminder the items that would require a Building Permit for work being done on your dwelling.

** Any structural replacement or repair (including decks)

** New decks, porches and caports/garages

** New additions

** Interior alterations or changes

** Accessory structures over 256 sq. Ft.

We trust everyone will have a great spring as we work to maintain our dwellings.

Deck Safety

by William Willis

Decks make an excellent addition to any home, but sometimes they need to be repaired due to weather and wear.

With weather starting to warm up and people starting to enjoy them it is a good time to take a few minutes to inspect for any damage that may occurred over winter. It is best to check for any decaying or rotten wood. Need to check rails, decking boards structural members and post. Then for any loose boards that need to be tighten or replaced. It is better to take a few minutes to inspect than have someone get hurt. Also pressure treated material needs to be sealed to preserve it for years to come.

Clothes Dryer Exhaust

by Richard Phelps

- Shall be vented to outside
- Vent material shall be smooth inside metal duct
- Shall terminate 3 ft. from any opening to building
- No screws or fasteners that protrude more than 1/8 inch inside of duct
- Transition duct shall be a maximum of 8 ft.
- Maximum length on main duct shall be 35 ft.
- Exhaust duct concealed shall have a label or tag with length of duct installed within 6ft of duct connection.
- If dryer is not install at time of final inspection vent shall be capped and marked future use.
- Protective shield plates shall be installed where nails or screws may penetrate duct.

Grilling Safety by Jay Thornton

When the warmer weather hits, there's nothing better than the smell of food on the grill.Three out of five households own a gas grill, which translates to a lot of tasty meals. But it also means there's an increased risk of home fires. Each year an average of 8,900 home fires are caused by grilling, and close to half of all injuries involving grills are due to thermal burns. In 2014, 16,600 patients went to emergency rooms because of injuries involving grills. July is the peak month for grill fires (17%), including both structure, outdoor or unclassified fires, followed by May, June and August. A failure to clean the

grill was the leading factor contributing to the fire in 1/5th of all grill structure fires (19%). In 17%, something that could catch fire was too close to the grill. Leaks or breaks were the factor in 11% of grill structure fires and 23% of outside and unclassified grill fires. Gas grills contribute to a higher number of home fires overall than their charcoal counterparts. Grills are prohibited on balconies of apartments, should never be used underneath decks and the proper distance that your grill should be away from structures is 10 Feet.

Spring Time Maintenance By DJ Bisson

Spring is a big month for home maintenance. You should focus on the exterior of your home as it's just gone through winter and is preparing for summer heat. Here are some ideas for home maintenance tips to consider,

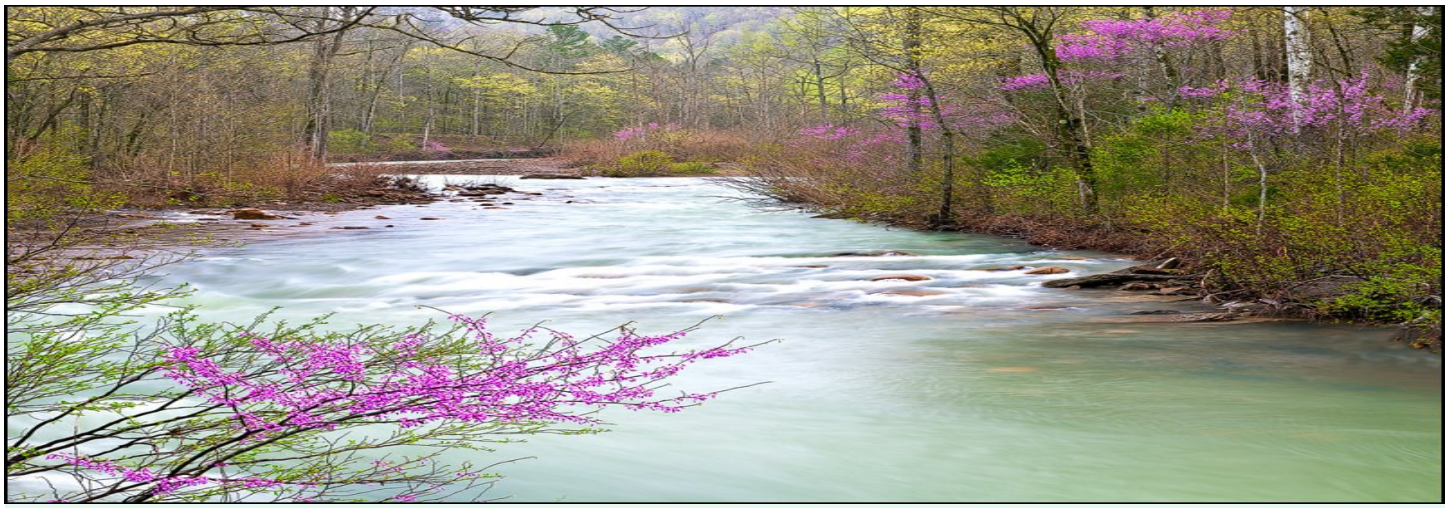
Inspect and clean out your gutters, they could be leaking and full of leaves or sediment from the roof.

Check the exterior close to the house for proper drainage and make sure that all gutter downspouts are directed away from the house and remove any plants or shrubs away along with adding compacted soil to any low areas.

The exterior of the house should be inspected for any chipping paint, possible roofing or deck deterioration, cracks or holes in the siding or foundation, and look for any other possible issues with your house.

Before it gets hot outside you should consider having your air conditioning serviced, making sure that it is ready for the summer heat along clearing any debris from around it blocking the coils.

Inspect outside spigots for any possible leaks.



INSPECTIONS DIVISION WEBSITE

Times…they are a changing; and so is our website!

Have you checked it out lately? Well we hope you have, but if you haven't, you are missing out on helpful, informative links for code related issues, and also on forms and applications that can save your company time and expense (***such as GAS***) by applying for permits through email.

The *Inspections Division* website is located at www.danville-va.gov under the Community Development Department. Once you reach our website, you can apply for a permit, check to see when a permit is required, look up contractor's license and continuing education information, find out the current code the State of Virginia is under, and the list continues.

Our website offers you the opportunity to perform all of the above, at **your** convenience; not just from 8 to 5, Monday – Friday.

Once you have used our website, let us know what you think. We encourage feedback…this helps us know what we can do to improve our permitting process.

Thanks!

If you require assistance navigating through our website, please call (434) 799-5260 ext. 2487 and I will gladly help you.

Beth Harrington

Permit Technician

harriwb@danvilleva.gov

Credit or Debit?

If you are like me, you rarely carry cash or a check. I have a billfold full of credit and debit cards to pay for items I need. It is just part of the times we live in. The City of Danville is in the midst of investigating payment by card for certain items and services available throughout our municipal system. This means paying for permits, sewer taps, review fees, zoning, engineering permits and other items in our office can make life just a little easier. Even making online payments for certain permits. Many considerations have to be made in order to provide this service to our customers. The time table for this to happen has not been set as of yet however it is coming soon. So keep a look out for announcements on our web page in the coming months.

http://www.danville-va.gov/424/Inspections

Rental Training Announcement

Larry Roach

On April 12, 2017 at 5:30 PM in the 2nd floor conference room of 427 Patton Street, the Inspections Division in conjunction with the Danville Redevelopment and Housing Authority will hold a rental housing inspection workshop for property owners with rental properties within the rental district's.

The purpose of this training will be the start of a series of meetings and training sections to create an interest with the landlord while also informing them of the rights of a landlord and those of the tenant. It will also cover the responsibilities of the property owner, and help bridge any gaps with inspections and the owners. There will be an attorney available to answer legal question regarding rental property. Being the first meeting of the series will set the stage for future meeting's which will also include the tenants and cover their rights and questions of responsibilities.

RENTAL AGREEMENT

Spring Projects: Harmful or Helpful? By staff reporter

The weather is finally breaking getting warmer and the winter planning for Spring projects starting to come to life. Something may have been left out of your plans or reared its ugly head. Asbestos!

Asbestos is a natural occurring mineral fiber that is in rock and soil. It was once lauded for its versatility, from its heat resistance, tensile strength and insulating properties, and used for everything from fire-proof vests to home and commercial construction. It was woven into fabric, and mixed with cement.

Its properties were so desired that the United States military mandated its use in every branch of service. Asbestos was a perfect blend to make things better – except it was highly toxic, too. Today asbestos is a known cause of mesothelioma cancer, is banned in more than 50 countries (not the U.S.), and its use has been dramatically restricted in others.

Tradesmen are likely aware of the fact that occupations in the construction industry have been hit the hardest, according to the National Institute for Occupational Safety and Health. Plumbers, pipefitters, steam fitters and electricians were the most vulnerable to asbestos related diseases.

Where asbestos may be found:

- Attic and wall insulation produced containing vermiculite
- Vinyl floor tiles and the backing on vinyl sheet flooring and adhesives
- Roofing and siding shingles
- Textured paint and patching compounds used on wall and ceilings
- Walls and floors around wood-burning stoves protected with asbestos paper, millboard, or cement sheets
- Hot water and steam pipes coated with asbestos material or covered with an asbestos blanket or tape
- Oil and coal furnaces and door gaskets with asbestos insulation
- Heat-resistant fabrics
- Automobile clutches and brakes

The removal of Asbestos requires a building permit to be issued prior to the abatement and should be done by a professional contractor properly licensed in the state of Virginia. These contractors are properly trained how to remove and dispose the asbestos.