



Consultants  
Associates, Inc.

November 26, 2024

Mr. Gabe Felici  
Senior Project Manager  
**Morgan**  
3300 East First Avenue, Suite 480  
Denver, Colorado 80206  
201.334.6771  
[gabef@morgangroup.com](mailto:gabef@morgangroup.com)

RE: **Ralston Creek Apartments – Building 1A/1B**  
9885 West 58<sup>th</sup> Avenue  
Arvada, Colorado  
SCA Project No.: 221030  
Permit No.: COMM21-00293

Dear Gabe,


In accordance with Chapter 17, Section 1705 of the IBC, Special Inspections were completed as outlined in the City of Arvada Statement of Special Inspection dated April 26, 2023 for the following areas of construction for Building 1A/1B Room at the referenced project site:

- Section 1705.2 Steel Construction
  - Structural Steel Bolted Connections
- Section 1705.3 Concrete Construction
  - Structural Concrete Compressive Strength Testing
  - Reinforcing Steel Placement
  - Post Tension Tendon Placement and Stressing
- Section 1705.4 Masonry Construction
  - Structural Masonry
- Section 1705.5 Wood Construction
  - Structural Wood Framing
- Section 1705.6 Soils/Site Conditions
- Section 1705.17 Fire-resistant penetrations and joints

Based on the attached Letter of Completion dated November 11, 2024 prepared by Kumar & Associates, Inc. and structural field observations completed by our office during construction of the wood framing, to the best of our knowledge and belief, Building 1A/1B has been constructed in general compliance with the structural plans and specifications.

If you have any questions, please contact our office.

Sincerely,

  
Christopher J. Newhouse, P.E.  
President

CN/jm



NOV 11, 2024

Attachment: Letter of Completion, Building 1A/1B, dated November 11, 2024 prepared by Kumar & Associates, Inc and City of Arvada Final Report of Special Inspection



12511 Emily Court  
Sugar Land, TX 77478

Office: 713.779.7252

[SkyDancingSCA.com](http://SkyDancingSCA.com)



CITY OF ARVADA FINAL REPORT OF SPECIAL INSPECTION

Project location address 9895 W 58TH AVE, Arvada CO 80002 - Building 1A/1B

Project permit number COMM21-00293

The Final Report must be reviewed by and have an original signature and be stamped with the seal of a Colorado registered design professional. The stamp and original signature shall be on this Final Report of Special Inspection form that certifies the required special inspections were completed, or exceptions taken have been documented as being acceptable to the registered design professional in responsible charge.

To the best of my information, knowledge, and belief, all work requiring special inspections were inspected, reported, and found to be in compliance with the approved construction documents, the Arvada Building Code and applicable reference materials standards.

Check Completed Special Inspections – Per IBC Section 1704:

- Steel construction (1705.2)
Masonry construction (1705.4)
Soils/Site Conditions (1705.6)
Concrete construction (1705.3)
Wood construction (1705.5)
Driven deep foundations (1705.7)
Cast-in-place deep foundations (1705.8)
Helical pile/pier foundations (1705.9)
Special inspections for wind resistance (1705.11)
Fabricated items (1705.10)
Testing for seismic resistance (1705.13)
Mastic and intumescent fire-resistance (1705.15)
Special inspections for seismic resistance (1705.12)
Testing for seismic resistance (1705.13)
Fire-resistant penetrations and joints (1705.17)
Sprayed fire-resistance materials (1705.14)
Other inspections as required by the Design Professional or the Building Official (1705.1)
Exterior Insulation and Finish Systems (EIFS) (1705.16)
Testing for smoke control (1705.18)

Please provide any pertinent special inspection information:

Multiple horizontal lines for providing special inspection information.

Handwritten signature of Chris J. Newhouse

Signature of Registered Design Professional

Chris J. Newhouse, P.E. November 26, 2024

Print Name

Kumar & Associates, Inc.
Special Inspection Agency Name

Affix Seal and Signature



### **When Special (Third-Party) Inspections are required:**

Special Inspections by qualified Third-Party Inspectors/Inspection Agencies will be required on Commercial Building Projects per Section 1704 & 1705 of the IBC, along with certain multi-family dwellings units designed under the IRC.

### **Special (Third-Party) inspections include the following:**

- Steel construction
- Concrete construction
- Masonry construction
- Wood construction
- Soils / Site Conditions
- Driven deep foundations
- Cast-in-place deep foundations
- Helical pile / pier foundations
- Fabricated items
- Special inspections for wind resistance
- Special inspections for seismic resistance
- Testing for seismic resistance
- Sprayed fire-resistant materials
- Mastic and intumescent fire-resistant coatings
- Exterior Insulation and Finish Systems (EIFS)
- Fire-resistant penetrations and joints
- Testing for smoke control
- Special Energy Inspections

In addition, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the Building Code and/or compliance with additional manufacturer's installation instructions referenced by the Building Code.

### **Documentation of Special (Third-Party) Inspections**

Where special inspections or tests are required by Section 1705 or by the Building Official, the registered design professional in responsible charge shall prepare a statement of special inspections in accordance with Section 1704.3.1 of the IBC for submission by the applicant in accordance with Section 1704.2.3 of the IBC. (See attached 'Statement of Special Inspection Form')

Records of each inspection must be submitted to the Building Official so as to compile a complete legal record of the project. These records must include all inspections made, any violations noted and discrepancies. Before a certificate of occupancy is issued, a Final Report must be submitted indicating that all special inspections have been made and all discrepancies have been addressed in order to show compliance with the applicable code requirements. It is the responsibility of the special inspector to document and submit inspection records to the Building Official and the registered design professional in reasonable charge of the project. (See attached Final Report of Special Inspections)

Note that Third-Party Inspectors are charged with performance of required inspections not **observations** (as defined in the IBC) for the project's scope of work. Any inspection report with the term "observe" in-lieu of "inspection" for required inspection(s) will be rejected and required to be revised for Arvada Building Division acceptance.

At the conclusion of each construction phase the inspection agency shall provide an Interim/Final Report stating that the construction of that phase has been completed in accordance with the approved drawings, the job specifications and the Arvada Building Code. The certification shall have the seal and signature of the design professional in responsible charge of the project.

## **Qualifications of Special (Third-Party) Inspectors**

Special inspection agencies and respective project assigned inspectors shall possess the competence and relevant experience or training to perform the project scope required 3rd party/special inspections and tests during construction. An approved agency shall be objective, competent and independent from the contractor responsible for the work being inspected. The agency shall disclose to the Building Official and the registered design professional in responsible charge possible conflicts of interest so that objectivity can be confirmed.

Prior to the start of the construction, the approved agencies shall provide written documentation to the Building Official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction

As per IBC 1704.2.1 “the registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as special inspectors for the work designed by them, provided they qualify as special inspectors.”

In addition, the Building Official is authorized to request special (third-party) inspector resumes and/or certifications to confirm inspector qualifications and active status for designated special inspections.



**An Employee Owned Company**

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County, Colorado

November 11, 2024

Attn: Gabe Felici  
Morgan Group  
3300 East 1<sup>st</sup> Avenue, Suite 480  
Denver, Colorado 80206

Subject: Letter of Completion, Building 1A/1B, Ralston Creek Apartments, 9885 West 58<sup>th</sup> Avenue, Arvada, Colorado

Project No. 22-1-507  
Permit No. COMM21-00293

Dear Mr. Felici:

Kumar & Associates, Inc. (K+A) conducted required IBC special inspections and on-call observation and construction materials testing at the subject site during footing subgrade preparation; wall backfilling; placement of reinforcing steel and post-tension rib foundation and structural concrete; construction of structural masonry; erection of structural steel bolted connections; and construction of wood framing, sheathing, lath and roofing material. Results of our observations and associated materials tests were documented in the daily report forms which have been posted on-line or were previously submitted to your office. A summary of the services provided and associated dates are as follows:

1. Earthwork Observation and Testing: 9/26/22 to 7/18/24
2. Reinforcing Steel Observations: 10/25/22 to 3/13/24
3. Cast-in-Place Structural Concrete Testing: 10/25/22 to 3/13/24
4. Structural Masonry Observation: 4/19/23 to 7/1/23
5. Structural Framing Observation: 6/29/23 to 1/3/24
6. Structural Steel Bolted Connection Observations: 6/30/23 to 12/12/23
7. Firestop Observations: 5/16/23 to 10/11/24

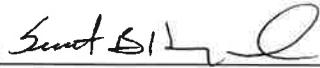
Based on our observations during the time periods noted and documented in the daily reports submitted, it is our opinion that the work observed has been constructed in general compliance with the project plans and specifications.

Our services were provided on a part-time and/or on-call basis. The observations made and tests performed indicate general conformance with the project documents and/or approved deviations. Based on the limitations of the scope of services provided, we were only able to conclude that the items of work observed and documented in those reports conform to the plans and specifications were in general conformance. We are not aware of any outstanding or unresolved non-conforming items. This letter does not constitute a guarantee that work was performed in conformance with construction documents or industry standards because K&A has no control over means and methods of construction and observations were periodic.

If there are questions regarding the services provided by Kumar & Associates, Inc., please do not hesitate to contact our office.

Sincerely,

KUMAR & ASSOCIATES, INC.

By: 

SBH/db  
cc: File

Reviewed By:  
Justin Cupich, P.E.





**FOUNDATION INSPECTION FORM (FIF FORM)**

PERMIT NUMBER COMM21-00293  
ADDRESS: 9885 W. 58th Ave  
SOILS REPORT NUMBER: 501979001  
APPLICANT: KTGY  
CONTACT NAME: Fausto Teran  
ADDRESS: 3660 Blake Street, Suite 500 Denver CO 80205  
PHONE NUMBER: 303-825-6400

Inspections performed and certified by this report are in compliance with all required City of Arvada Ordinances and the current adopted Building Code & National Electrical Code and shall be stamped by a design professional, licensed in the State of Colorado, who has experience with foundation design and expansive soils. The engineer inspecting the soils and foundation components shall consult the design engineer and/or the geotechnical engineer if any unusual conditions or conditions that are not consistent with the soils report are present. If any modifications are required, plans must be approved by the design engineer and submitted to the City of Arvada before work continues.

The inspections were performed by a qualified inspector by the firm listed and as the qualifying engineer agree that the inspections meet the City of Arvada requirements and do hereby certify that the applicable portions of the foundation and subsurface drainage systems conform to the plans and specifications, which were submitted to the Building Inspection Division, of the City of Arvada. However, this certification does not guarantee the performance of the foundation system, or concrete encased electrode.

**PART 1 (page 2 of this document)**- Please fill this page out when one Engineer/ Engineering firm is performing all required foundation inspections.

**PART 2 (page 3 of this document)**- Please fill this page out when different Engineers/ Engineering firms will be performing separate required foundation inspections.



**PART 1**  
Please fill this page out where one Engineer/ Engineering firm  
is performing all required foundation inspections.

**OPEN HOLE/SITE CONDITIONS, FOOTING/CAISSON/PIER, WALL  
STEEL/REINFORCEMENT, DAMP PROOFING AND FOUNDATION DRAIN**

ENGINEER'S SEAL:

DATE: 10 / 01 / 2024  
ENGINEERING FIRM: Kumar & Associates, Inc.  
ADDRESS: 2390 South Lipan Street, Denver, Colorado 80223  
ENGINEER: Justin Cupich, P.E.  
PHONE NUMBER: 303-742-9700



ENGINEER'S SEAL:

**CONCRETE ENCASED ELECTRODE INSPECTION (CEG/UFER)**

- Complies with NEC Section 250.52, Sub-division (A)(3)

DATE OF INSPECTION: \_\_\_/\_\_\_/\_\_\_

LOCATION OF CEG/UFER: \_\_\_\_\_

**FOUNDATION TYPE:**

- Drilled Piers
- Spread Footings
- Pad & Grad Beam
- Narrow Spread Footing
- Tendon Slab Foundations/ Post Tension Slab Foundations
- Other: \_\_\_\_\_