

Single Family Residential

Permit submittal requirements

Incomplete submittals will be returned without being reviewed or approved

1. A complete BUILDING PERMIT APPLICATION signed and dated by the applicant.
2. A SOILS TEST REPORT, including an original stamp and signature by the engineer.
3. SITE PLAN, (1) copy submitted for permanent records, must show the location of all proposed construction in relation to property lines and any other structures currently on the property. The plan must show the proposed driveway and access point, and should include the lot and block.
4. FOUNDATION PLANS. Provide two complete foundation plans, stamped and signed by a Colorado registered architect or engineer. Plans must show location and size of footings / caissons and foundation walls - also placement, size and grade of all reinforcement, and the design criteria used for the foundation.
5. CONSTRUCTION PLANS. Provide two complete sets, (floor plans, elevations and preferably cross-sections), drawn to scale, showing all work that is proposed, including basement area, decks, covered porches, etc. Plans must list **ALL** square footage amounts for all areas, all floors, including garage, decks, patios, etc. If plan shows any options, then application must list which of those apply. The plans must identify and specify: each room's use and dimensions, window and door sizes, all framing specifications, (header sizes and type, wall, floor and roof framing members sizes, lumber type, on center spacing, siding or wall covering type, etc) roof sheathing thickness and type, shingle type, roof pitch, type of attic ventilation, location of furnace - water heater, stairway locations, any foundation walls that are to be framed "step-down" and/or walk out walls.
 - If steel beams, laminated beams, structural members, large or long span header and/or compound point loads are not included on the engineered stamped foundation plan, then separate stamped engineered calculations for those items must be included as part of the submittal package.
 - Provide stamped engineered truss details for review and approval.
6. A CERTIFICATE OF SEWER AVAILABILITY from a Water and Sanitation District - OR - a copy of an approved permit from the Tri County Health Department for a private sewage disposal system.
7. Provide calculations for review and approval indicating compliance with the 2009 International Energy Conservation Code (IECC) or Chapter 11 of the 2015 Residential Code (IRC).
8. Provide calculations for review and approval indicating compliance with Chapter 14 of the 2015 IRC, specifically M1401.3, ACCA Manual J, calculated from building loads from ACCA manual S, along with Manual D calculations (M1601.1) or via another approved method.
9. COPY OF APPROVED ACCESS PERMIT from engineering for any property gaining access from an unpaved county road.