

## WHEN IS A BUILDING PERMIT NEEDED?

A person, firm or corporation cannot erect, construct, alter, repair, move or demolish any building or structure without first obtaining a building permit. All building permits are applied for at Town Hall.

Below is a list projects where building permits are typically required:

Note: This is not intended to be a complete list, nor is it intended to cover all types of projects or conditions.

1. New buildings (including agricultural buildings)
2. Additions
3. Detached Decks – 30 inches above adjacent grade\*
4. Attached Decks\*
5. Patio covers and carports
6. Storage sheds or accessory buildings over 120 square feet\*
7. Re-roofing
8. Fences over 6 feet in height
9. Retaining wall over 4 feet in height
10. Lawn sprinkler systems connection to water supply
11. Pools over 5000 gallons, hot tubs and spas
12. Siding, stucco, brick, etc.
13. Patio enclosures and screened porches
14. Attached and detached garages and carports
15. Air conditioners
16. Furnace installations or replacement
17. Solar panels
18. Gas piping over 10 feet in length
19. Demolitions
20. Boiler installation or replacement
21. Gas log installations or replacements
22. Water heater installations or replacements
23. Any type of renovation:
  1. Basement finish
  2. Kitchen remodeling
  3. Electrical modifications
  4. Plumbing modifications
  5. Structural modifications
  6. Doors and Windows (if change dimensions or type)
  7. Walls (new, replacement or removal)
  8. Siding

\*Check with your local jurisdiction for specific code requirements.

**A BUILDING PERMIT IS NOT REQUIRED FOR THE FOLLOWING:**

Public utility towers or poles

One story detached accessory buildings used for lawn and garden tools, playhouses, and the shelter of livestock, grain, hay or poultry, provided the total floor area does not exceed 120 square feet.\*

Fences under 6 feet in height\*

Oil derricks

Cases, counters and partitions not over five feet nine inches high.

Retaining walls not over four feet in height, measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.

Painting, papering and similar finish work.

Temporary motion picture, television, and theater stage set and scenery.

Platforms, walks and driveways not more than 30 inches above ground and not over any basement or story below. This does not apply to platforms, deck, or landings attached to or placed adjacent to any building or structure.

Window awning supported by an exterior wall of a single family dwelling when projection is not more than 54 inches.\*

Prefabricated swimming pools accessory to a single family dwelling in which pool walls are entirely above ground level and if the capacity does not exceed 5000 gallons.

NOTE: These lists are not intended to be complete lists, nor are they intended to cover all types of projects or conditions. Exemptions from permitting requirements shall not be deemed as granting authority for any work to be done in violation of the Building Code or any other laws or ordinances of the jurisdiction.

\*Check with your local jurisdiction for specific code requirements.

### **WHY GET A BUILDING PERMIT?**

There are several advantages to doing home improvement projects with a building permit. The primary one is that getting a permit brings you the services of a building inspector. The inspector approves each phase of the construction process, checking to see that the work is done to minimum standards. Inspectors can also advise you if unsure on how to proceed.

There are legal and financial liabilities that you may face if you don't get a building permit. Work without a permit is illegal and can pose serious complications for you when you try to sell your house. Any fire and homeowners insurance you have may be invalidated if you do work without a permit. If there is a fire in your home, the insurance company can use the illegal work as an excuse not to pay your claim.

### **FEES:**

You will be required to pay a fee for every permit.

Fees change periodically, so consult your local Building Department for the most recent fee schedule.

### **PERMITS ARE NOT VALID FOREVER!**

If work has not begun and an inspection requested within 180 days from the date of permit issuance, or work is stopped and no inspection occurs for over 180 days your permit will expire and must be renewed.

Call Colorado Inspection Agency for information on how to prevent your permit from expiring and how to prevent additional fees.

### **PERMITS ARE NOT TRANSFERABLE!**

If property is sold during the construction process, before a certificate of occupancy is issued, the new owner is required to apply for and purchase a new permit.

### **RESPONSIBILITIES:**

It is your responsibility if you are acting as your own general contractor to see that the appropriate permits are obtained for your project.

If you are hiring a general contractor or subcontractor they may obtain the permits, but it is up to you to make sure that they do.

A subcontractor should be asked to take out his own permit. This makes him legally responsible for his portion of the work.