

BUILDING PERMIT SPECIFICATIONS

The below noted requirements are based upon La Plata County Building Code. These specifications are not intended as a complete set of requirements, but are intended to provide residential contractors with accurate and useful information. This list is an integral part of your approved plans. All items contained on the list are minimum code requirements and must be complied with in order for your construction is to receive inspection approvals.

You are encouraged to refer to the International Residential Code 2003 edition for specific information on the below noted sections.

Inspection Notes

This set of approved plans must be available to the building inspector on the site when inspections are made. Failure to have approved plans on the site at the time of inspection may result in the following: No inspection being performed or approved; A re-inspection fee for the amount of \$ 50.00 paid to the Building Department prior to scheduling a follow up inspection; Unnecessary delays of your construction. Generally, inspections must be made before work is concealed. The following inspections are normally required: Footing, stem-wall, under-slab plumbing, framing/nailing, rough plumbing/mechanical, thermal envelope, final building, final plumbing final mechanical, exterior gas yardline.

Other agencies, such as the State Electrical Board, and San Juan Basin Health have inspection sequences; you should consult those agencies for their required inspections.

Licensing Requirements

General contractors and HVAC contractors are not required to be licensed in La Plata County. As per Colorado law, persons performing plumbing or electrical work for hire must be licensed by the State Plumbing Board, or State Electrical Board, and must be working under the supervision of persons licensed by the State. Colorado law provides an exemption for the licensing requirements for plumbing and electrical work, if that work is done by the homeowner, and passes inspection.

Location on the lot.

Consult site plan for approved layout.

Check for easements on the property.

Call for utility locating service. (800) 922-1987

Locate property corners to confirm setbacks.

Confirm if building envelope exists.

Typical setbacks for residential development are: 20 feet for the yard front setback; 10 feet for the side yards and rear yard setback.

Excavation Permits.

La Plata County has not adopted a permit system for the grading of a residential lot. It should be noted however that a NPDES permit is required should grading area exceed 2 acres.

Foundation Details.

La Plata County has developed “Minimum Foundation Details” that can be used when a professionally designed foundation is not provided or required. Several details are available for concrete or masonry stem walls and basement walls. When these details are used it is important to follow these details precisely.

Light, Ventilation and Heating. Section No. R303

Habitable rooms require windows equal to 8% of floor area of room, ½ of which must be operable.

Exceptions: 1. Kitchens.

2. Light and ventilation available from an adjoining rooms.

3. Electric light may be substituted, mechanical ventilation may be substituted.
(.35 air changes per hour)

Bathrooms must have a 3 square foot window, ½ of which must be operable.

Exceptions: Electric light, mechanical ventilation. (50 cfm min.)

Stairs, interior and exterior are required to be illuminated. (Controls must be at top and bottom of interior stairways.)

Heating of the dwelling unit is required; and must maintain a room temperature of 68 degrees. (Wood stoves and fire places are considered acceptable)

Minimum Room Areas. Section No. R304

Minimum habitable room size is 70 square feet.

Minimum width of a habitable room is 7 feet.

Ceilings with a sloped area lower than 5 feet in height do not contribute to the required room area.

Ceiling Height. Section No. R305

Habitable rooms, hallways bathrooms, laundry rooms and basements must have a ceiling height not less than 7 feet, measured to the lowest projection from the ceiling.

Exceptions: 1. Beams spaced more than 4 feet apart, may project 6 inches below required height.

2. Ceilings in basements without habitable space may project to within 6 feet, 8 inches of the floor.

3. Not more than ½ of a room with a sloped ceiling may have a ceiling height of less than 7 feet. (Spaces with a sloped ceiling less than 5 feet in height do not contribute to the area of the room)

4. Bathrooms may have a ceiling height of 6 feet 8 inches over the fixture and at front clearances as shown in FIGURE R307.2 (attached)

Sanitation Section No. R306

Every dwelling unit must have a water closet, lavatory and a bathtub or shower.

Every dwelling unit must have a kitchen area and sink.
 All plumbing fixtures are required to be connected to a sanitary sewer or sewage disposal system.
 All plumbing shall be connected to a water supply, with hot and cold water.

Toilet and Shower Rooms Section No. R307

Plumbing fixtures are required to be spaced as per FIGURE R307.2 (below)
 Bathtub and shower floors and walls above bathtubs with shower heads and shower compartments shall be finished with a nonabsorbent surface, to a height 6 feet above the floor.

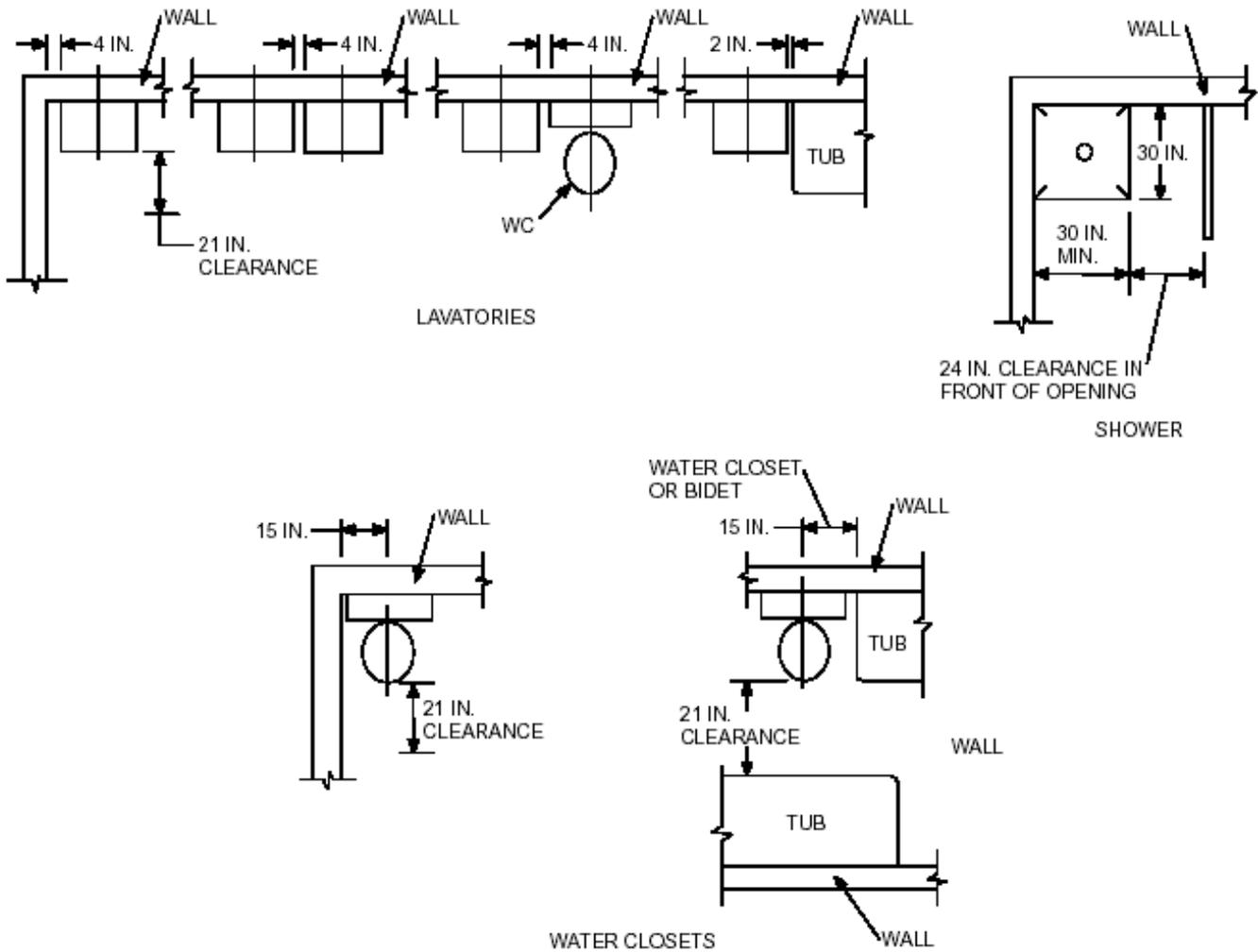


FIGURE R307.2
 MINIMUM FIXTURE CLEARANCES

Glazing Section No. R308

Safety glass must be used in the following locations;

1. Doors.
2. Walls enclosing bathtubs, showers saunas etc. where glass is within 60 inches of the standing surface of the shower, tub etc.
3. Within 24 inches of a door. (Except where 60 inches above the floor)
4. When a pane is more than 9 square feet and its bottom edge is within 18 inches of the floor and its top edge is more than 36 inches above the floor.
5. Glazing within railings.
6. Glazing enclosing swimming pools, hot tubs or spa's where glass is within 60 inches of the waters edge and the glass is less than 60 inches above a standing surface.
7. At stairways and landings including a 60 inch landing at the top and bottom of stairways. (Except where 60 inches above floor)

Garages and Carports Section No. R309

Doors or openings between the house and garage must be a minimum of a 1-3/8 inch solid core door, and cannot open into a bedroom.

Ducts penetrating the house/garage wall or ceiling must be 26 ga. sheet steel and shall have no openings in the garage.

The garage shall be separated from the house and its attic with 1/2 inch sheet-rock applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms with 5/8 inch type x sheet-rock Where separation is a floor ceiling assembly; the supporting elements shall be protected with 1/2 inch sheet-rock.

Carports must be open on at least two sides.

Emergency Escape and Rescue Openings Section No. R310

Basements and all sleeping rooms are required to have at least one "egress window" or a door to the exterior.

The maximum sill height for an egress window is 44 inches above the floor.

The window must have a net clear openable area of a least 5.7 square feet.

Exception: Windows at grade may have a 5.0 square foot opening.

The window must have an opening at least 20 inches in width.

The window must have an opening at least 24 inches in height.

The opening must be operable from the inside without the use of keys or tools.

Where windows are below grade a window well meeting certain specifications is required.

Means of Egress Section No. R311

Enclosed accessible space under stairs shall have walls and soffits surfaced with 1/2 inch sheet-rock.

Hallway width shall be a minimum of 3 feet wide.

One exterior exit door with a minimum size of 3 feet wide and 6 feet 8 inches high, is required from each dwelling unit.

The exiting of habitable space must be accomplished without passing thru the garage.

There must be a landing on each side of a door. (Width of door by 3 feet in length)

Exception: 1. Where a stairway of two or fewer risers is located on the exterior side of the door, other than the exit door, a landing is not required.

The floor or landing on the exterior side of the exit door shall not be more than 7-3/4

inches below the threshold.

Doors, other than storm doors, shall not swing over a step.

All egress doors shall be openable from the inside without a key or special knowledge or effort.

Stairways Section No. R311.5

Width: 36 inches.

Headroom: 6 feet 8 inches.

Riser height: 7-3/4 inches

Tread depth 10 inches

Nosing: 3/4 inch to 1-1/4 inch. (Required where solid risers are used, and tread depth is less than 11 inches)

There must be a landing at the top and bottom of stairs.

Exception: (There may be a door at the top of interior stairs, provided the door does not swing over the stairs.)

Handrails Section No. R311.5.6

Handrails are required on at least one side of continuous run of treads or flight with 4 or more risers.

Handrails must be continuous for the full flight of stairs, and must return to the wall or to a newel post.

Exceptions: 1. Handrails may be interrupted by a newel post at a turn.

2. The use of a volute, turnout or starting ease or starting newel shall be allowed over the lowest tread.

Handrail grip size:

Type 1: 1-1/4 inches to 2 inches.

Type 2: Perimeter of 6-1/4 inches with finger recess on both sides.

Guards Section No. R312

Porches balconies, or raised floor surfaces located more than 30 inches above grade or floor below shall have guards not less than 36 inches high. Guards may have openings in an ornamental pattern which do not allow the passage of a 4 inch diameter sphere.

Smoke Alarms Section No. R313

Smoke alarms shall be installed in the following locations:

1. Sleeping rooms
2. Immediately outside sleeping rooms. (hallway)
3. One each story.
4. The upper levels when story is split.

Smoke alarms shall be interconnected.

Smoke alarms shall connected to the house wiring system. And shall receive power from a battery when primary power is interrupted.

Energy Efficiency Section No.N1102

The minimum R-value and U-factors for compliance with prescriptive requirements for energy conservation are given in Table N1102.1A. When using this Table, the exterior

window area of the building cannot exceed 20% of the exterior wall area of the building.

TABLE N1102.1A

Maximum Glazing U-Factor	Minimum Ceiling R-Value.	Minimum Wall R-Value	Minimum Floor R-Value	Minimum Basement Wall R-Value	Minimum Slab Perimeter R-Value and depth	Minimum Crawl space wall R-Value
U-.40	R-38	R-19	R-19	R-11	R-9, 4 ft.	R-19

Required Inspections Section No. R109

The owner or person doing the work is obligated to call for the following inspections.

Footing. Before the concrete is placed.*

Stem wall. Before the concrete is placed.*

Plumbing under slab. Before the slab is poured.*

Rough framing, rough plumbing, rough mechanical, before the finished are applied..*

Final inspection. Before the building is occupied.*

* The above required inspections are typical. Inspections required may vary dependant on the type of construction. Additional inspections may be required.