

Building Permit Application Packet

The purpose of Building Codes is to establish the minimum requirements to safe guard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

The jurisdiction for the La Plata County Building department includes al of the territory within La Plata County excluding the Town of Ignacio, Bayfield, the City of Durango, the reservation of the Sothern Ute Indian Tribe, and State and Federal lands.

Personnel from the Building department are charged with the enforcement of all building codes and land use regulations.

BUILDING CODES **Adopted by La Plata County** **For Enforcement In The Unincorporated Areas Of** **La Plata County**

2003 International Building Code

2003 International Residential Code

2003 International Mechanical Code

2003 International Plumbing Code

2003 International Fuel Gas Code

2003 International Energy Conservation Code

La Plata County Building Department
1060 E. Second Avenue – Durango, Colorado 81301
970-382-6250

11/30/2011

A. SEWAGE DISPOSAL SYSTEMS

Individual sewage disposal systems or central/municipal sewage.

Colorado law requires all habitable structures to be provided with some form of approved sewage system. Compliance with this requirement can be accomplished by installation or construction of some type of individual sewage disposal system or by connection to a central or municipal sewage facility.

1. Individual Sewage Disposal Systems.

Because the Colorado State Laws require the permitting and inspection of all sewage disposal system installations. San Juan Basin Health Department must authorize and monitor the installation and construction of private sewage disposal systems. Prior to the issuance of Building Permits for all habitable structures this Department must receive written authorization from San Juan Basin Health indicating compliance with the State regulations. (This can be accomplished by submitting a copy of the San Juan Basin Health Department Permit or by having the Building Permit signed by Health Department Officials.) This department will withhold final inspection and issuance of a “Certificate of Occupancy” for habitable structures until the San Juan Basin Health department has finalized and approved the installation of the system.

For further information contact:

San Juan Basin Health Department
Tri-Agency Building
390 Sawyer Drive – Suite 300
P.O. Box 140
Durango, CO, 81302
970-247-5702

2. Central or Municipal Sewage Disposal Systems

Some parcels of land are situated in close proximity to central or Municipal type sewage treatment facilities. Some of these parcels of land are included in sanitation districts or in subdivisions that have central sewer systems. Because of the variation it is difficult for Building Department personnel to know which case applies to your property. This Department has assembled information that may be helpful to you to determine what agency administers your central sewer system. If you believe you are some sort of central system please ask the Building Department for information, The building Department must have written authorization from the agency administering the sewer system prior to the issuance of a Building Permit. Final approval by the agency administering must be received prior to final inspection and issuance of a “Certificate of Occupancy” for the permitted structure.

B. WATER SUPPLY

1. Individual Well

For those property owners that will be drilling a water well , using spring water or other sources, that Colorado Division of Water Resources administers the approval and use of water. Like the sanitation requirements this department must receive written authorization from the Division of Water Resources for all domestic users prior to issuance of a Building Permit for all habitable structures.

These signatures will not guarantee supplies of water, but only insure compliance with application regulations.

Colorado Division of Water Resources
160 Rock Point Dr. #E (Tech Center)
Durango, Co. 81302
970-247-1845

2. Central/Municipal systems

For those properties that have water service provided by central or municipal water supply system the property owner must provide written authorization or “Approval of Use” of that water supply prior to issuance of a Building Permit for habitable structures. If you believe your property is served by a central system the Building Department maybe able to provide you with information regarding who administers the water system.

C. OTHER PERMITS REQUIRED

1. Driveway Access Permits

Permits are required for any driveway installation or utility work that takes place in or next to a County road. For Driveway Permits contact:

La Plata County Engineering Department
1060 Main Avenue Suite 104
Durango, CO. 81301
970-382-6263

For access from State Highways please contact:

Colorado Division of Highways
3803 Main Avenue Suite 300
Durango, CO 81301
970-385-1400 or 970-385 3626

2. Electrical Permits

The State of Colorado requires electrical permits on all electrical installations in the State of Colorado. Colorado law further allow the homeowner to do his own wiring for his primary place of residence. If the installation is done by someone other than the homeowner, that someone must be a Colorado Licensed Electrical Contractor and he must obtain the Electrical Permit. Permits and information can be obtained on line at <http://www.dora.state.co.us/electrical/onlinepermitsystem.htm> .

Colorado Electrical Inspector
855-451-9793 Fax 855-505-8205
855-454-0069 Fax 855-508-8367

3. Plumbing / Mechanical Permits

Plumbing and Mechanical Permits are required for new work and certain repairs. La Plata County Building Department issues Plumbing/Mechanical Permits.

4. Utility Notification

Colorado law requires notification of utility companies prior to excavation. The utility companies will locate and mark the location of underground utilities if you provide them with 48 hours notice. For utility notification service call: 1-800-922-1987

D. BUILDING PERMITS

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or cause any such work to be done, shall first make application to the building official and obtain the required permit.

1. Exempt work.

A building permit will not be required for the following:

Building:

1. One-story detached accessory building used as tool and storage sheds, play houses, and similar uses, provided the floor area does not exceed 200 square feet.

Unless other wise exempted from this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this jurisdiction.

2. Agricultural Buildings

Buildings used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry and have no human occupancy are exempted from building codes. (The exemption does not apply to horse arenas). Agricultural buildings must comply with all “Land Use Regulations” pertaining to setbacks from property line, easements and right-of-way as well as construction within flood plain areas.

E. PLANS AND SPECIFICATIONS

Construction documents, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required, Where special conditions exist, as determined by the building official, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Construction documents shall be dimensioned and drawn upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules and regulations as determined by the building official. The first sheet of each set of plans shall give exact locations of the work to be done and the person who prepared such plans and specifications. The following are examples of required construction documents.

1. Site Plan.

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.

2. Foundation Plan

The construction documents submitted with the application for permit shall be accompanied by a foundation plan showing foundation footing and wall dimensions, materials used,(masonry or concrete) detailing reinforcing configuration for footing and walls, crawl space openings location, ventilation openings and any change in footing or wall height.

3. Floor Framing Plan

The construction documents submitted with the application for permit shall be accompanied by a floor framing plan showing the location, size and spacing of all joists, floor openings, and floor supports.

4. Floor Plan

The construction documents submitted with the application for permit shall be accompanied by a floor plan showing the room layout and dimensions, the location and size of all doors and windows, each room shall be identified as of use, and purposed finish.

5. Roof Framing Plan

The construction documents submitted with the application for permit shall be accompanied by a roof framing plan showing the size and spacing of all roof members and there supports.

6. Exterior Elevations

The construction documents submitted with the application for permit shall be accompanied by four (4) exterior elevations showing the height of walls, roof pitches, exterior grading, window and doors and exterior finishes.

7. Cross Sections

The construction documents submitted with the application for permit shall be accompanied by one or more cross sections showing the building in section from the foundation through the roof. The cross sections shall identify all framing elements, including foundation, floor members, walls, and roof framing members.

8. Other Information

The Plans or construction documents must indicate compliance with the Energy Code, either by conformance to prescribed insulation R-values or by conformance, the submission of energy calc's showing compliance with the Energy Code.

F PERMIT APPLICATION AND PLAN REVIEW

The plans and application will be reviewed for completeness of design and conformance with adopted codes. This review process is normally completed within one week. No fees are collected at this stage.

G APPROVAL OF CONSTRUCTION DOCUMENTS AND PERMIT ISSUANCE

When the building official issues a permit, the construction documents shall be approved, in writing or by stamp. as "Reviewed". One set of construction documents so reviewed shall be retained by the official. The other set shall be returned to the applicant, and shall be kept at the site of work and shall be open to inspection by the building official or his authorized representative. Fees are collected at permit issuance.

H REQUIRED INSPECTIONS

- Footing
- Foundation wall
- Under slab plumbing
- Nailing
- Framing
- Rough plumbing
- Rough Mechanical
- Thermal envelope
- Gas yard line
- Final plumbing
- Final mechanical
- Building final

I DESIGN INFORMATION

1. Climate and Geographic Design Criteria

Required minimum roof live load (Snow Load) See Table 301.2(2) Attached.
Wind speed-90 MPH (3 sec. Gust) Exposure B or C applies
Seismic Design Category – C
Weathering- Severe
Frost depth – 32 inches
Termite – Moderate
Decay – None to slight
Winter design temperature 4 degrees F.
Air freezing index-2000
Flood Hazard – Community NO. 08067C Date of FIRM 8-19-2010
HDD – 6930
Climate Zone 15

2. Soils

Several portions of the County have expansive clay soils. These soils can generate extremely high pressure on a building foundation. If your site has expansive clay soils the building official will require that you provide a soils report or an engineered foundation.

3. Foundation Details

La Plata County has developed “Minimum Foundation Details” for use with single family residences and out-buildings. These details are to be used only where a professional design is not provided or required.

TABLE 301.2.(2)
SNOW LOADS-ELEVATIONS AND GEOGRAPHIC AREAS

$$S=32/k+12 \times (A-K/2)^2$$

S = Snow load in lb. per square foot

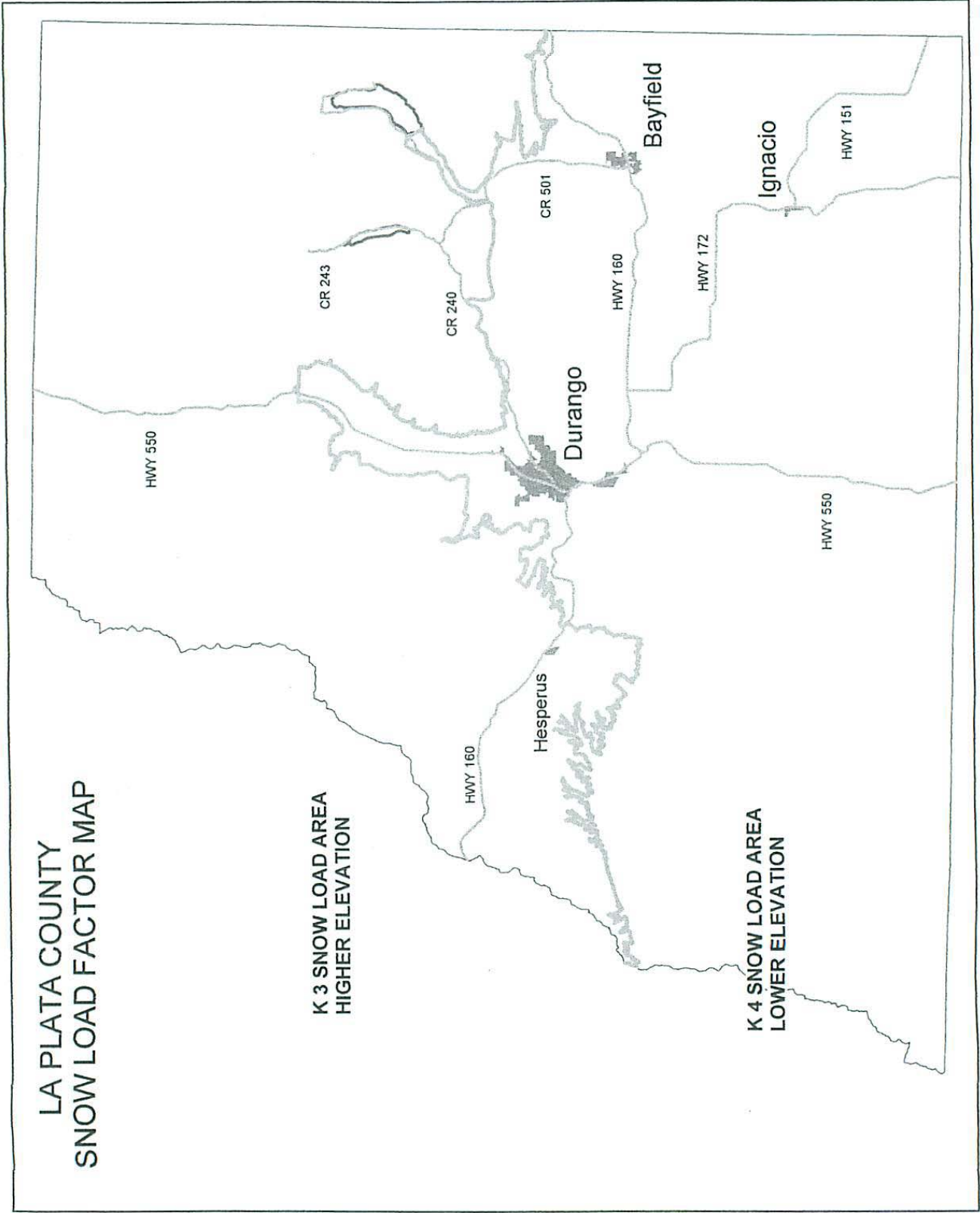
A = Altitude x .001

K = 3 or 4 (from SEAC map)

By using the above formula we have determined loads by elevation for each of the geographic areas.

	<u>K-4 (South)</u>	<u>Elevation</u>	<u>K-3 (North)</u>
Pounds per	40.5	6,500	53.3
SQ. FT.	42.3	6,600	55.5
Live Load	44.2	6,700	57.5
	46.0	6,800	60.0
	48.0	6,900	62.1
	50.0	7,000	64.5
	52.0	7,100	66.9
	54.0	7,200	69.3
	56.2	7,300	71.7
	58.3	7,400	74.2
	60.5	7,500	75.8
	62.7	7,600	79.4
	65.0	7,700	82.0
	67.3	7,800	84.6
	69.6	7,900	87.3
	72.0	8,000	90.1
	84.5	8,500	104.5
	98.0	9,000	120.0
	112.5	9,500	136.0
	128.0	10,000	154.1
	144.5	10,500	172.8

LA PLATA COUNTY
SNOW LOAD FACTOR MAP



NOTICE

New Building Codes

Effective June 1, 2004, La Plata County will begin enforcing ENERGY STANDARDS, as part of our transition from the Uniform Building Codes to the International Building Codes. These standards will be applicable to building permits issued after May 31, 2004.

Below is a simple prescriptive standard for one and two-family residences and their accessory structures:

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.

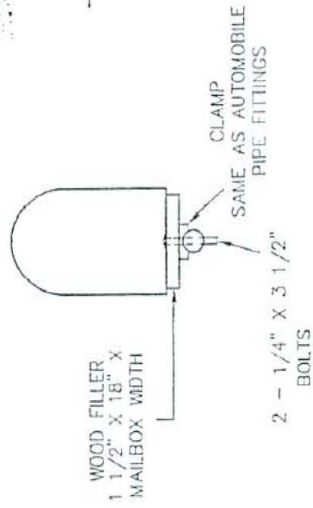
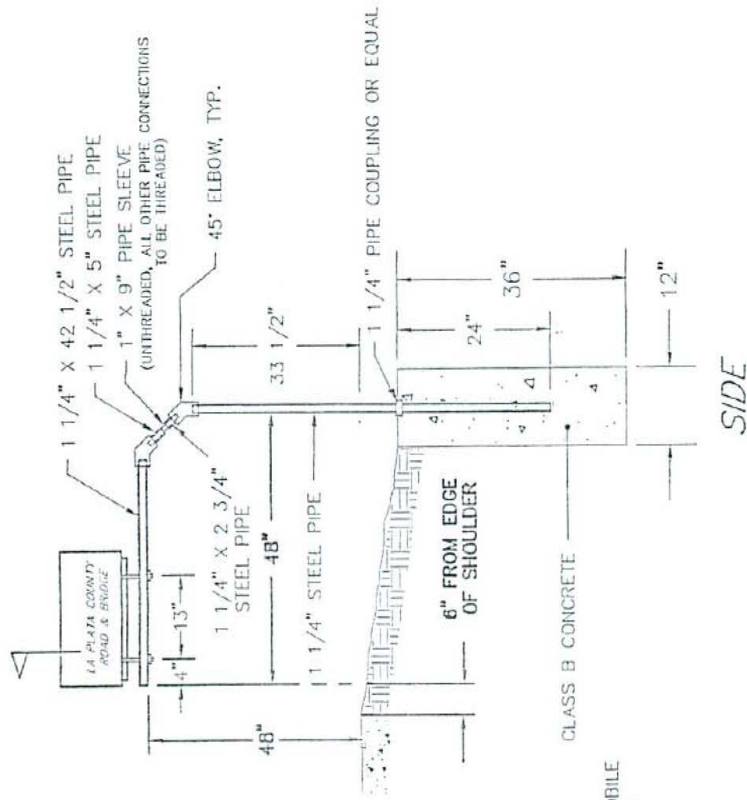
TABLE N1102.1A

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

Plans for new construction, additions etc. must show compliance with the above or provide energy calculations in accordance with the International Energy Conservation Code.

La Plata County has adopted the International Residential Code for one and two-family residences, this new code does reflect some differences from previously enforced standards. Please confirm requirements with the building department or purchase a copy of the International Residential Code.

NOTE:
 OTHER MATERIALS MAY BE
 SUBSTITUTED FOR STEEL PIPE.
 DIMENSIONS FROM AND ABOVE
 THE ROADWAY/SHOULDER SHALL
 BE MAINTAINED.



CANTILEVER MAILBOX SUPPORT