

Building Permit Application Packet

La Plata County (LPC) Community Development

The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

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

Personnel from the Building division are charged with the enforcement of all building codes and land use regulations adopted by La Plata County.

Building Codes

Adopted by La Plata County for enforcement in the Unincorporated Areas of La Plata County

2015 International Building Code

2015 International Residential Code

2015 International Mechanical Code

2015 International Plumbing Code

2015 International Fuel Gas Code

2015 International Energy Conservation Code

2015 International Fire Code (Enforced by participating Fire Protection Districts)

2023 National Electric Code (Enforced by the State of Colorado)

Climate and Geographic Design Requirements

- Required minimum roof live load (Snow Load) See Table 301.2.(2)
- Wind speed—90 MPH Basic, 115 MPH Ultimate (3 sec. gust) Exposure B or C applies (Table R301.2(3))
- Seismic Design Category—B
- Weathering—Severe
- Frost depth—32 inches
- Termite—Yes
- Decay—None to slight
- Winter design temperature—4 degrees F.

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- Mean annual temperature—52 degrees F.
- Air freezing index—2000
- Flood Hazard—Community NO. 080097 August 19, 2010 Flood Insurance Study: La Plata County, Colorado and Incorporated areas. Volume 1 & 2 – Resolution 2014-30, Chapter 78 La Plata County Land Use Code
- HDD—6981
- Climate Zone 5
- Ice barrier underlayment required
- Radon protection requirements are set forth in the 2015 International Residential Code Appendix F, as amended, to provide a means of vacating radon gas from crawlspaces and under floor slabs when it is determined that radon gas exists after the completion of a home's construction.
- Soils: In La Plata County has a wide variation in soil types and great differences in soil properties that can occur within short distances. A number of these soils can accommodate the construction of buildings and structures while other soils can adversely affect the stability of these buildings. These soils can generate extremely high pressure on a building foundation by either shrinking or swelling. If your project site has expansive clay soils, per the County GIS mapping, the building code will require that you provide a soils report and/or an engineered foundation design.
- Foundations: 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 and cannot be used in expansive soils without an engineer stamp.
- Flood plain development: All development within the mapped flood hazard zones of La Plata County must comply with Resolution 2014-30 (August 5, 2014) or subsequent flood plain management regulations adopted by La Plata County, including, but not limited to, Chapter 78 of the La Plata County Code of Resolutions and Ordinances. Where development or construction takes place in designated flood hazard zones as mapped and defined on La Plata County Flood Plain Mapping, a FEMA elevation certificate will be required along with other engineering requirements contained in the regulations.

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.

Exempt work: A building permit will not be required for the following:

- One-story, detached accessory buildings used solely as tool and storage sheds, well houses, and similar uses, not for human occupancy, provided the exterior wall dimensions do not exceed 200 square feet of floor area, the building height does not exceed 12 feet in height to the peak of the roof, and eave overhangs are no greater than 16 inches. These exempt

accessory buildings are limited in number to 4 per parcel of land. Utility connections will be limited to electrical connections for simple lighting.

- Fences not over 8 feet high.
- Retaining walls, except when acting as an integral part of the building or structure, or less than 4 feet above finish grade.
- Open platforms, walks, decks not over 30 inches above finished grade at any point, which do not support any type of roof structure or cover.
- Oil-gas and water production derricks.
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
- Residential swimming pools not within a structure or enclosure. Public swimming pools and mineral baths must comply with Colorado Department of Public Health and Environment regulations, 5 CCR 1003-5 et seq.
- Swings and other playground equipment accessory to single or two-family dwelling units.
- Window awnings supported by an exterior wall of Group R, Division 3, and Group U occupancies when projecting not more than 50 inches.
- Membrane structures used as accessories to residential or agricultural uses that are less than 200 square feet, not attached to the primary structure, and meet the requirements of the La Plata County Land Use Code. Utility connections will be limited to electrical connections for simple lighting.
- An Agricultural Exempt Building Permit with accompanying affidavit will be required prior to constructing an agricultural exempt building. The affidavit will be maintained among the Building Department's records pursuant to section 18-35(104.7). Agricultural buildings with residential occupancies must comply with all requirements of this Code. Agricultural exempt structures, which are buildings or structures used solely for agricultural uses. Pursuant to C.R.S. § 30-28-201, such agricultural buildings shall be used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry, and shall not be used for any residential purpose including, but not limited to, storing household items, personal vehicles, or outdoor sports or recreational vehicles. If structures are constructed as agricultural exempt structures, at the time the agricultural use is discontinued, the building must be reconstructed to comply with all applicable provisions of this Code. Plumbing and electrical systems in an agricultural building are limited to electrical connections for simple lighting and plumbing connections for frost free water spigots.
- Animal loafing sheds not exceeding 200 square feet, which are open on at least one side.
- Shipping containers used for temporary storage at a permitted construction site.
- Shipping containers used solely for storage, less than 200 square feet in size, which are not used to store hazardous materials, and which are not modified or stacked on top of one another, which have no utility connections for heat or water, and which are not used for human occupancy.
- Window replacements requiring no structural modifications or alterations, but replacement windows must meet all currently adopted energy code requirements.

Applying for a Permit

- Submittal: One complete set of plans meeting the minimum criteria of the Application and Submittal Requirements listed below.
- Review Time: Plans will be reviewed on a first come first served basis. Expected time is typically 4-8 weeks depending on the time of the year. Issues with the submittal such as the need for additional information, or corrections could extend this time.
- Plan Review and corrections: Plans will be reviewed for compliance and either approved or rejected. Rejected plans must be corrected for compliance and resubmitted. The applicant will receive a phone call or email from the Building Permit Counter when the review is complete.
- Fees: Plan check and building permit fees are based on the Building Code of La Plata County as adopted. Permit fees shall be collected prior to permit issuance.
- Permit Notification and Inspections: Once a building permit is issued, it is the responsibility of the permittee to keep the Building Permit along with the approved plans and supporting documents available for the use of the county inspectors and to schedule required inspections.
- Permit Expiration/Extensions: A building permit is valid for one year from date of issuance provided construction has commenced within 180 days, otherwise, the permit becomes invalid. An extension may be granted by the Building Permit Division.
- Appeals: Appeals may be filed by any person aggrieved by any decision made by administering officials. Such appeals must be filed within thirty (30) days of issuance of the building permit.

Application and Submittal Requirements

A completed Building Permit Application submitted through the LPC Permit Portal <https://cityview.lpcgov.org/>, including a complete set of proposed construction plans, pre-requisite compliance documents and information described below. All documents must be uploaded in PDF format. The construction documents shall be prepared by a registered design professional where required or 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 related laws and regulations. The first sheet of each set of plans shall give the exact location of the work to be done and shall identify the person who prepared the plans. PDF plan documents must be a minimum of 18" x 24" in size. At the discretion of the County Plans Examiner, smaller projects such as decks, sheds, and other small accessory structures may be submitted as 11" x 17" PDF documents.

The following are examples of required construction documents:

Site Plan: (Minimum scale 1"=20') must include North arrow

- Street names.
- Existing and proposed improvements.
- Setbacks: Label distances from all existing and proposed structures to property lines and distances between multiple buildings. Include roof overhangs, portals, trellis structures, posts, columns, canopies, sidewalks, and patios. Also show distances between all structures.
- Flood zones and other drainages.
- Label pre-existing structures, driveways, etc. as "EXISTING"; label all proposed development "PROPOSED".

Architectural Plans: (Minimum 3/16"=1') must include:

- Floor Plan
- Label and dimensions of all rooms and spaces.
- Label items and cross reference to schedules.
- Location of doors & windows, smoke detectors, stairs, fireplace etc.
- Indicate egress and tempered windows.
- Locate posts, columns, slabs, portals, canopies and roof overhangs, plumbing fixture layout and mechanical room locations.
- Stair plans & details (if applicable) to include fully dimensioned width, landing depths, riser, treads, winders, handrails, guardrails, railing spindles, etc.
- Stories above ground level. Indicate heated and unheated gross square footage and deck areas.
- Label pre-existing areas for a remodeling project as "EXISTING"; label all proposed construction as "PROPOSED".

Floor Framing, Roof Framing and Foundation Plans: (Minimum scale 3/16"=1 '):

- Foundation plan to indicate all grade breaks and finished floor elevations referenced to topographic datum.
- Sizes of all framing, footing & structural members including spacing, spans, & materials.
- Connection details and material design when applicable.
- Typical wall sections showing all components labeled and specified.
- Prefabricated truss drawings (if applicable) to include snow loads and signature and seal of Colorado licensed structural engineer.
- Engineered beams and joists specifications.
- High expansive soils, per County GIS, will require a licensed engineer.
- Snow loads above 70 PSF may require a licensed engineer.

Building Elevations: (Minimum scale 3/16"=1')

- Building height at the center line of each facade from finish grade to the highest point of the structure.

- Exterior building features, size, location, materials, colors, windows, doors, glazing systems, wall mounted equipment and lighting. Indicate surface area of materials, colors, doors and windows for energy calcs.
- Finish grade inside and out.
- Floor and roof heights from finish grade to the highest point of the structure.
- Interior building features, size, location, materials, colors, windows, doors, glazing systems, wall mounted equipment and lighting.

Construction Details: (Minimum scale 3/16"=1'):

- Detail connections of the roof, walls, footing and floors including what connectors are being used.
- Show wall assembly including interior finish materials, thermal envelope, and exterior finish materials.
- Details of footings including grade height and depth of footing and structural fill as required.
- Deck and timber connections labeling hardware and materials.
- Door & window schedules for new or modified doors & windows.
- Construction and assembly of building

Energy Code Details:

- Mechanical ventilation type and cfm rate
- Energy code compliance shown by Performance or Prescriptive Method
- Insulation location, R-Value and type ([Energy Code Requirements](#))
- Glazing U-Factors
- Lighting efficiency
- Thermal envelope

Other Information:

- Remodels and additions shall have before and after floor plans and elevations. Details showing the connections to the old structure. The site plan shall show the location of the new work and relationships to the property lines, setbacks and other existing buildings.
- Demolition permits will be obtained before any demolition work is commenced. A permit is required to take the structure off of the county tax records.
- A "site built" or modular house demolition will be permitted with a Demo Permit.
- A mobile home demolition will be permitted with a Certificate of Destruction for a Manufactured Home.

PLAN REVIEW, APPROVAL OF CONSTRUCTION DOCUMENTS AND PERMIT ISSUANCE

The plans and application will be reviewed for completeness of design and conformance with adopted codes. This review process is normally completed within 6-8 weeks. No fees are collected at this stage.

When the building department reviews a permit, the construction documents shall be approved, in writing or by stamp as "Reviewed". The applicant will be notified when a permit is ready for issuance and fees shall be collected prior to permit issuance. Approved LPC stamped construction plans will be made available on the portal account and shall be printed by applicant. The approved LPC stamped plans shall be kept at the site of work and shall be open to inspection by the building official or his authorized representative.

OTHER PERMITS REQUIRED

Driveway Access Permits

Permits are required for any driveway installation that is over 125 feet OR any driveway that connects to a county road. For Driveway Permits contact:

*La Plata County Engineering Department
1365 S. Camino Del Rio
Durango, CO. 81301
970-382-6363*

Electrical Permits

The State of Colorado requires electrical permits on all electrical installations in the State of Colorado. Colorado law further allows 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 they must obtain the Electrical Permit. Permits and information can be obtained online at [DORA electrical permits](#).

*Colorado Electrical Inspector
(303) 869-3456 for La Plata County
(303) 869-3463 for Archuleta County*

You may also contact:

*La Plata Electric Association (LPEA)
45 Stewart St. Durango, CO. 81301
(970) 247-5786*

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.

Individual Sewage Disposal Systems

Because Colorado State Laws require the permitting and inspection of all sewage disposal system installations, La Plata County Public Health Department must authorize and monitor the installation and construction of private sewage disposal systems. Please provide the Septic Permit issued by the La Plata County Public Health as part of your application. This department will withhold final inspection and issuance of a "Certificate of Occupancy" for habitable structures until the La Plata County Public Health department has finalized and approved the installation of the system. For further information contact:

*La Plata County Public Health Department
281 Sawyer Dr. Durango, CO 81303
(970) 247-5702*

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. Please contact the central/municipal water district for your area for more information. The Building Department must have written authorization from the agency administering the water system prior to the issuance of a Building Permit. Final tap approval must be received prior to final inspection and issuance of a "Certificate of Occupancy" for the permitted structure.

WATER SUPPLY

Individual Well

For those property owners that will be drilling a water well, using spring water or other sources, the Colorado Division of Water Resources administers the approval and use of water. Please provide the Well Permit issued by the CO Division of Water Resources as part of your application.

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

Central/Municipal Water Supply

Some parcels of land are situated in close proximity to central or municipal water supply. Because of the variation it is difficult for Building Department personnel to know which case applies to your property. Please contact the central/municipal district for your area for more information. The Building Department must have written authorization from the agency administering the sewer system prior to the issuance of a Building Permit. Final tap approval

must be received prior to final inspection and issuance of a "Certificate of Occupancy" for the permitted structure.

REQUIRED INSPECTIONS

(As applicable to your project) More inspections may be required.

Once a building permit is issued, it is the responsibility of the permittee to schedule inspections and to keep the Building Permit along with the approved stamped plans and supporting documents available for the use of the county building inspectors.

- Footing
- Foundation wall
- Structural Slab
- Piers
- Under slab plumbing
- Nailing
- Rough Plumbing
- Rough Mechanical
 - Duct blaster test (as required by Code)
 - Mechanical Ventilation Test
- Rough Framing
 - Blower Door Test
- Fireplace chase/Installation
- Insulation (Spray Foam)
- Gas yard line and/or interior gas lines
- Final plumbing
- Final mechanical
- Building final/ CO
- Rough and Final Electrical (State of Colorado)
- Rough and Final Septic (La Plata County Health Department)
- Initial and Final Driveway (La Plata County Engineering)
- Initial and Final water service approval (Division of Water resources or Municipal Provider)