



## BUILDING DEPARTMENT REQUIREMENTS

1. Improvement Permits are required before any building is allowed in the County.
  - a. Any project in excess of \$500.00 including labor and materials.
  - b. One-story detached accessory structures depending upon use and square footage. Building Official must be notified.
  - c. Contractors are required to have a letter of authority from the property owner giving them permission to sign the building permit.
2. State Permits are required for electrical and plumbing work; these permits must be obtained thru the State of Colorado.
3. Permit applications include:
  - a. Identification of work covered by the permit.
  - b. Plot plan showing the location of the proposed work including the physical address and the setbacks from the property line.
  - c. Use of the property i.e.; residential, commercial etc.
  - d. Two (2) sets of plans including 4 elevations for new construction and 2 elevations for additions.
  - e. Fees for building permits are based on the total valuation of the project including labor and materials. Work commencing before permit issuance is subject to double fees.
  - f. Building Permit shall expire after 2 years on new houses and major additions. All others should be done in a timely manner.
  - g. Plan Review fees: commercial 65% Residential 50% of building permit fee.
4. Local requirements:
  - a. 42” footings below final grade – top of stemwall 6” above grade min.
  - b. 110 lbs. snow loads. (120 lbs. above 10,000 feet)
  - c. 110 MPH wind load.
  - d. Seismic Design Category “C”.
  - e. Maximum Height of Structure: 30 Feet Residential, 40 Commercial
  - f. Minimum Floor area varies with Zoning
  - g. Minimum Lot Area and Set Backs vary with Zones
  - h. Energy Requirements:
    - Roof/Ceilings: R49
    - Exterior Walls: R20+5
    - Floor: R38
  - i. Roofing Requirements: Full waterproofing to cover roof completely.



5. Other considerations:
  - a. The Town of Silverton uses the 2006 IBC, IRC, IMC, IFGC, IECC and the latest National Electric Code and Plumbing Code adopted by the State of Colorado.
6. Changes occur and different codes may become applicable in specific instances. The applicant is responsible for contacting the Building Department to assure they are following the latest requirements.
7. Inspections require a Minimum 24 hour advance notice to the Building Department.
  - a. Call 970-946-9031 for an appointment with the following information.
    - The name on the permit.
    - The physical address.
  
    - The permit number.
    - The type of inspection requested.
    - The approximate time you would like the inspection.
8. These inspections are required before a Certificate of Occupancy can be issued:
  - a. Footers including rebar
  - b. Stem walls and slabs including rebar
  - c. Rough-in electrical and plumbing inspections, followed by rough-in framing inspection.
  - d. Sheet rock nail/screw inspection.
  - e. Final electrical and plumbing inspections.
  - f. Final compliance for occupancy inspection.