



Building Permit Requirements

A Guide to Help Determine if a Building Permit is Required

Updated to 2015 I-Codes - May 04, 2016



Many homeowners are not aware when a permit is required. As a general rule, any construction work that is regulated by adopted building codes and fire and public safety regulations require a building permit before work can begin.

The list below does not cover all activities. It is advisable to contact the Building Department at 970-498-7700 before starting your work if you are uncertain if a permit is required.

Building Permit <u>Required</u>	Building Permit <u>Not Required</u>
<p>To erect a new building or structure including homes, cabins, garages, agricultural buildings, additions, swimming pools, and manufactured/mobile homes</p> <p>To demolish, repair, alter, add to, or move an existing building or structure</p> <p>Renovations (garage conversions, basement finishes, kitchen expansions, etc.)</p> <p>Commercial decks, residential decks that serve a required exit door or more than 30" above grade</p> <p>Fences greater than six feet high</p> <p>Fireplace/wood stove installations</p> <p>Propane tank and gas line installations and/or repairs</p> <p>Electrical work (permit required and issued from the Colorado State Electrical Board)</p> <p>Air Conditioners/Heat Systems (addition or replacement)</p> <p>Water heaters (all new & any replacement not installed by State Licensed Plumber or increasing in size)</p> <p>Any repair which will change or affect the structural nature of a building or structure</p> <p>Signs and signage (temporary or permanent)</p> <p>Roof repairs over 100 square feet and re-roofing</p> <p>Replacement of structural siding</p> <p>Retaining walls 4 feet or higher</p> <p>Solar Panel systems installed on roofs or walls of non-exempt buildings and on the ground over 6' high</p> <p>Commercial floor plan alterations and changes to use or occupancy</p> <p>Fire alarms and fire sprinkler systems (permit from local fire district or State Fire Marshal)</p>	<p>Residential decks not more than 30" above grade at any point and that do not serve a required exit door</p> <p>Fences 6 feet high or less</p> <p>Painting, cabinet work, decorating, tiling, counter tops, laying carpet, or other similar finish work</p> <p>Repairs using similar or same materials for the purpose of maintenance and which do not affect any mechanical work</p> <p>Accessory structures (storage shed, etc.) not greater than 120 square feet in floor area, provided a hazard is not created</p> <p>Roof repairs not exceeding 100 square feet of covering per building</p> <p>Replacement of windows that are the same size or smaller than existing windows</p> <p>Drywall and/or insulation installation</p> <p>Concrete pouring of a driveway or sidewalk</p> <p>Replacement of non-structural siding</p> <p>Playground equipment and swings, including one elevated playhouse per lot not exceeding 64 square feet in floor area nor over 8 feet high from floor to highest point of playhouse</p> <p>Shade cloth and maximum 6-mil poly roofed structures used for agricultural and nursery purposes with no public access and no utilities</p> <p>Agricultural windmills used for the purpose of water generation, decorative windmills, or private windmill generation 12 feet or less in height</p> <p>Note: Building code requirements, zoning and road setbacks, and floodplain regulations still apply to structures that do not require a building permit</p>