

## Planning & Building Services Division Code Compliance Section



200 W. Oak Street  
Suite 3100  
Fort Collins, CO  
(970) 498-7708

# Frequently Asked Code Compliance Questions in Larimer County

April 30, 2008

## Enhance citizens' health, safety and welfare

The Code Compliance Section seeks to enhance County areas and citizens' health, safety and general welfare through efficient and effective enforcement of the Larimer County Land Use Code and International Building Codes.<sup>1</sup> These codes govern land uses and construction within unincorporated Larimer County.

## Trash and debris, graffiti, illegal signs, junk vehicles

Typical Land Use Code violations enforced by the Code Compliance Section are unlicensed/inoperable vehicles, outdoor storage of junk and debris (junk yards), illegal businesses, illegal signs, more than one house per parcel, removal of graffiti, and the number of horses or other animals allowed on a property.

## Building Codes, permits and certificates of occupancy

Typical International Building Code regulations enforced by the Code Compliance Section are expired building permits, occupying a home without a certificate of occupancy, construction without a building permit, and living in a structure not permitted and/or inspected as a dwelling.

## Contact the County Code Compliance staff

In Person: 200 W. Oak Street, 3<sup>rd</sup> floor  
Fort Collins, CO 80522

**Office Hours**  
8:00 a.m. - 4:30 p.m.  
Monday – Friday

By Phone: 970-498-7683

By Fax: 970-498-7667

Via Website: [www.larimer.org/codecompliance](http://www.larimer.org/codecompliance)

<sup>1</sup> International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fuel and Gas Code, International Energy Conservation Code and the International Existing Building Code (collectively called the "International Building Codes").

## Other agencies to call for help



## Site & Soil Disturbance

Larimer County Engineering (970) 498-5723

Colorado Department of Public Health & Environment (CDPHE): (303) 692-3517

The Code Compliance Section does not enforce site/soil disturbances. This includes grading, digging, moving, stockpiling, disturbing and excavating dirt, or wind driven (blowing) dirt due to construction activities. Building permits are not required for excavation work. If an area of an acre or more of soil is disturbed, and the disturbance is associated with a construction activity, a storm water management plan and a permit authorizing the activity is required through the Colorado Department of Public Health and Environment. Information regarding whether or not a permit has been issued may be obtained from CDPHE by calling (303) 692-3517, or by calling the Larimer County Engineering Department at (970) 498-5723.

## Air & Water Quality/Solid & Hazardous Waste

Larimer County Department of Health and Environment:  
[www.larimer.org/health](http://www.larimer.org/health)

Fort Collins (970) 498-6700

Loveland (970) 577-2050

Estes Park (970) 577-2050

The Larimer County Department of Health and Environment enforces regulations governing air and water quality; animal and insect borne diseases (West Nile Virus, Hanta Virus); solid and hazardous waste; and septic system regulations.

## Noise Complaints

Larimer County's Noise Ordinance, [www.larimer.org/policies/noise](http://www.larimer.org/policies/noise) is enforced by the Larimer County Department of Health & Environment and the Larimer County Sheriff's Department. The Larimer County Department of Health & Environment regulates this Ordinance during regular office hours, Monday through Friday (8:00 a.m. to 4:30 p.m.), and may be called at (970) 498-6700.

The Larimer County Sheriff's Department regulates the Noise Ordinance after 4:30 p.m. and on weekends, and may be called at (970) 416-1985 (the Sheriff's non-emergency number).

## Animal Trespass

The State of Colorado has a "fence out" statute meaning it is a property owner's responsibility to fence unwanted animals out. It is not the responsibility of a farmer or rancher to fence their animals in.

Colorado State Division of Livestock  
[www.ag.state.co.us/livestockinspection/Openfence](http://www.ag.state.co.us/livestockinspection/Openfence)

Larimer County's Right to Farm Policy  
[www.larimer.org/policies/right\\_to\\_farm.html](http://www.larimer.org/policies/right_to_farm.html)

**DISCLAIMER:** *This handout merely serves as a guide and by no means is a substitute for the Larimer County International Building Codes or the Larimer County Land Use Code.*

## Does Larimer County have a Housing or a Rental Code?

Larimer County has not adopted a housing or property maintenance code regulating maintenance and repairs of dwellings, including rental properties. The County is subject to the International Building Codes requiring all structures be maintained in a safe and sanitary condition; however, the County is limited to enforcing minimum standards to ensure structures do not endanger the safety of occupants.

The County has no authority to retroactively make property owners comply with current Building Code requirements such as egress windows, smoke alarms and fire extinguishers. The International Building Codes do not grant the County authority to enforce insect and rodent problems or home and yard maintenance.

Agencies in the area that may be of assistance with property maintenance and/or landlord-tenant issues are listed at the end of this brochure.

## Contractor Complaints

Larimer County may adopt a contractor licensing program in the future but currently there is no program in place.

## Helpful contacts for contractor complaints

1. Consumer assistance and complaint mediation through the Colorado Attorney General's "Consumer Hot Line".  
**(303) 866-5079 or 1-800-222-4444**
2. Homebuilders Association of Northern Colorado  
P.O. Box 669  
Windsor, Colorado 80550-0669  
**(970) 686-2798**
3. Colorado Association of Home Builders  
600 Grant Street, Ste. 550  
Denver, Colorado 80210  
**(800) 691-9061**  
**(303) 691-2242**  
**Fax (303) 639-4954**
4. Mountain States Better Business Bureau  
8020 S County Rd 5, Ste. 500  
Fort Collins, Colorado 80528  
**(800) 564-0371**  
**(970) 484-1348 24 hours**  
**Fax: (970) 221-1239**  
[www.rockymtn.bbb.org](http://www.rockymtn.bbb.org)

## Landlord-Tenant Issue Resources

### [www.copirg.org](http://www.copirg.org)

This web site outlines how to remedy the most common tenant-landlord conflicts such as security deposits, leases and evictions. By: *The Colorado Public Interest Research Group*.

### CSU Student Renter Rights

**(970) 491-2248**

### Colorado Legal Services Fort Collins

**(970) 493-2891**

Larimer County residents whose income falls below certain levels can obtain legal services regarding civil matters from Colorado Rural Legal Services, 424 Pine Street, Fort Collins, Colorado.

### Housing Information & Community Referral

**(303) 831-1935**

Private, non-profit organization that provides landlord/tenant information and referrals on housing related issues, home ownership programs and legal resources. They have several publications, including *Know Your Rights: the Colorado Guide for Tenants and Landlords*.

### Loveland Neighbor to Neighbor

**(970) 663-4163**

565 N. Cleveland, Loveland, CO 80537.

Neighbor to Neighbor provides programs to low-income homebuyers, homeowners and rental tenants to meet their housing needs and resolve housing concerns.

### Fort Collins Neighbor to Neighbor

**(970) 484-7498**

1550 Blue Spruce Dr., Fort Collins, CO 80524

### Gas Leaks

**(800) 772-7858**

Call Xcel (formerly called Public Service Co.) to report a gas leak. Public Service will dispatch a repair crew immediately.

### Propane Tanks/Connections

**(800) 456-0858**

If propane tanks and/or gas connections are of concern, contact the propane service provider (look for the badge on the side of the tank to see who your provider is). They have an obligation to investigate potentially unsafe situations and are regulated by the Colorado Public Utilities Commission.

### Electrical Concerns

**(303) 894-2300**

Larimer County does not issue electrical permits or inspect electrical construction. Call the State Electrical Board in Denver, (303) 894-2300, or in Fort Collins, (970) 223-9839. A State electrical inspector can be contacted at (970) 223-9838 or (970) 223-9839 between 8:00 and 9:00 a.m., Monday through Friday, with offices located at 344 E. Foothills Pkwy., Fort Collins, Colorado. For the Estes Park area, call Dave Cearlock, (970) 586-4464, ext. 3309.

### Noxious Weed Control

**(970) 498-5768**

The Larimer County Weed Control District, [www.larimer.org/weeds](http://www.larimer.org/weeds), enforces the Colorado Noxious Weed Control Act and assists landowners with any weed problems.