



JACKSON COUNTY BUILDING DEPARTMENT
JACKSON COUNTY, COLORADO
KINCAID WALDRON
COUNTY BUILDING INSPECTOR

PO Box 1019
Walden, CO 80480

970-723-8580 (w)
970-873-8116 (c)

Building Permits

No building or other structure shall be erected, constructed, reconstructed, installed, altered, or changed in use within the unincorporated area of the County without a building permit therefore from the Jackson County Building Inspector who shall determine that the proposed building or structure is in full conformance with the Jackson County Zoning Resolution, except in those instances where a variance has been granted by the Board of Adjustments; provided however, that the requirements of this section shall not apply to accessory buildings or non-residential structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry.

Building Permit Applications

All applications for building permits shall be accompanied by two (2) sets of drawings to scale that conform to the Uniform Building Code specifications and are prepared by a qualified person; provided however, the Jackson County Building Inspector may waive the submission of plans, calculations, etc., if they find that the nature of the work applied for such that reviewing of plans is not necessary to obtain compliance with the building code:

I. Plot Plan

- a. Scale, 1" = 20' or 1/16" = 1'0" minimum
- b. Lot, block, subdivision name and filing
- c. Dimensions of plot and north point
- d. Dimensions of front, rear and side yards
- e. Location and dimensions of garage, carport and all other accessory buildings
- f. Location and size of walls, driveways and approaches
- g. Location and size of steps, terraces, porches, fences and retaining walls
- h. Location and dimensions of easements
 - i. Electrical feeders to swimming pool and accessory buildings or structures
- j. Size, length, location and material of all water, sanitary sewer, storm and gas lines
- k. All meter locations

II. Floor Plan

- a. Scale 1/4" = 1'0" minimum
- b. Floor plan of each floor and basement if applicable
- c. Plan of all attached terraces, porches, garages and carports
- d. If dwelling has a crawlspace, provide separate foundation plan with details
- e. Direction, size and spacing of all framing members (ceiling and floor), girders, columns and piers

- f. Location of all partitions and indicators of door sizes and direction of door swing
- g. Location and size of all permanently installed construction equipment such as kitchen cabinets, closets, storage shelving, plumbing fixtures, water heaters, etc.
- h. Location and symbols of all electrical equipment including switches, outlets, fixtures, panel locations, etc.
- i. Area in square feet (outside dimensions)
- j. Electrical load: demand factors used, computed load, conduit and feeder sizes

III. Exterior Elevations

- a. Scale 1/4" = 1'0" Elevations, other than main elevations which contain no special details may be drawn at 1/8" = 1'0"
- b. Front, rear and both side elevations, and elevations of any interior courts
- c. Windows and doors – indicate size unless separately scheduled or shown on floor plan. Door hardware schedule
- d. Wall finish materials where more than one type is used
- e. Depth of wall footings, foundations, or piers, if stepped on or at more than one level, all dimensions from finished grade
- f. Finish floor lines
- g. Finish grade lines at buildings

IV. Details and Sections

- a. Section through exterior wall showing all details of construction from footings to highest point of roof. Where more than one type of wall material is used, show each type. Scale 3/8" = 1'0" minimum
- b. Section through any portion of dwelling where rooms are situated at various levels or where finished attic space is proposed. Scale 1/4" = 1'0" minimum
- c. Section through stair wells, landings and stairs, including headroom clearances and surrounding framing. Scale 1/4" = 1'0" minimum
- d. Elevation and section through fireplace. Scale 3/8" = 1'0"
- e. Sections and details of all critical construction points or special structural items. Scale as necessary to provide information 3/8" = 1'0" minimum

Building Permit Application Fee

All applications for building permits shall be accompanied by a fee in an amount set by a Resolution of the Board of County Commissioners and payable to Jackson County.

The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finished work, painting, roofing electrical, plumbing heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment. Unless exact construction costs are known and documented, the building inspector will use a value of \$71 per square foot to compute the construction costs of a dwelling unit and the associated building permit fee; and a value of \$15 and \$11 per square foot to compute the construction costs of an accessory structure with and without electricity, respectively, and the associated permit fee. A construction cost per square foot that is less than those above indicated will be presumed to be incorrect, but said presumption may be rebutted on presentation of reasonable proof that the construction costs are indeed less than those that would be computed using the \$70 per square foot, \$15 per square foot or \$11 per square foot figures.

Modular Homes

A building permit shall be required for a modular home. The fee for the permit shall be based on the actual cost of the module(s) foundation.

Posting Requirements

Before any building permit shall be effective, the permit holder or his agent shall post, at a point on the construction premises and visible from a public right-of-way, unless otherwise authorized by the Jackson County Building Inspector, identification in such form as the Jackson County Building Inspector directs, in order that the construction may be easily identified as one for which a building permit has been obtained. Such building permit identification shall remain displayed until such time as a certificate of occupancy is issued. Any departure from plans and specifications upon which a building permit is based shall invalidate the building permit, unless written approval for such change is obtained from the Jackson County Building Inspector.

Building Inspections

All construction or work for which a permit is required shall be subject to inspection by the Building Inspector. It shall be the duty of the person doing the work authorized by a permit to notify the Building Inspector that such work is ready for inspection. Every request for inspection shall be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the Building Inspector. It shall be the duty of the person requesting any inspections required to provide access to and means for proper inspection of such work. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the Building Inspector. The Building Inspector, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this code:

1. **Foundation Inspection**

To be made after trenches are excavated and forms erected and when all materials for the foundation are delivered on the job. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job.

2. **Concrete Slab or under-Flooring Inspection**

To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is poured or floor sheathing installed, including the subfloor.

3. **Frame Inspection**

To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing and heating wires, pipes and ducts are approved.

4. **Lath and/or Gypsum Board Inspection**

To be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints are taped and finished.

5. **Final Inspections**

To be made after finish grading and the building is complete and ready for occupancy.

No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspector. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required above.

Building Code

The Uniform Building Code, 1994 Edition, as published by the International Conference of Building Officials, is hereby incorporated by reference as though set forth herein, and further shall be the Building Code for all unincorporated areas of Jackson County. All applications for building permits shall be governed by the provisions of the Building Code provided, however, that decisions on such applications are not in conflict with the provisions of the Jackson County Zoning Resolution. A copy of the Building Code is on file with the Jackson County Clerk and Recorder Office and is also available for public inspection in the office of the Jackson County Administrator.

In addition, the Residential Building Energy Conservation Act of 1977, C.R.S. 6-7-101 et. seq. (1973) and Energy Conservation Standards for Non-Residential Buildings, C.R.S. 29-12-101 et. seq. (1973) and regulations adopted pursuant thereto must be complied with.

Certificate of Occupancy

No person shall hereafter change the use of any land, building, or mobile home without first obtaining a Certificate of Occupancy from the Building Inspector. Such certificate shall be issued within two (2) working days of the date that the Building Inspector is notified that the building or land is ready for occupancy.

Violation and Penalty

Failure to comply with all the provisions of the Jackson County Zoning Regulation, unless a variance or other exception has been authorized by the Board of County Commissioners, constitutes a misdemeanor under the laws of the State of Colorado, that, upon conviction, is punishable by a fine of not more than one hundred dollars (\$100) or by imprisonment in the County Jail for not more than ten (10) days, or by both such fine and imprisonment. Each day that such violation continues shall be deemed a separate offense.

Disclaimer

No oversight or dereliction of duty by any officer, employee, or agent of the County shall authorize or excuse any violation of the Jackson County Zoning Resolution or constitute waiver of any provision thereof. No legal or equitable rights shall be acquired under any invalid building permit or invalid certificate or occupancy.