



BUILDING PERMIT PACKET

City of Gunnison Building Office, 201 W. Virginia Ave., PO Box 239
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ITEMS INCLUDED IN THIS PACKET:

- ✓ POLICY CRITERIA FOR BUILDING PERMIT ISSUANCE
- ✓ BUILDING PERMIT CHECKLIST
- ✓ AUTHORIZATION OF AGENT FORM (If the applicant is not the owner this form must be submitted)
- ✓ DIMENSIONAL STANDARDS CHART PER ZONE DISTRICT
- ✓ SITE PLAN EXAMPLE

OTHER AVAILABLE DOCUMENTS

- ✓ WHO NEEDS A BUILDING PERMIT?
- ✓ FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION



MEMORANDUM

To: Building Construction Contractors & Concerned Citizens
From: Anton Sinkewich, Community Development Director
Date: April 10, 2019
RE: Policy Criteria for Building Permit Issuance

This memorandum addresses the City of Gunnison Building Department administrative policy for issuing building permits on sites in the initial phase of development, which may be lacking adequate emergency vehicular access, lacking adequate water supply to meet fire flow needs, and lacking other city utility services.

In areas where city utilities have not been extended, the developer must obtain final subdivision approval or approval of a site specific development plan. Construction level engineer plans for the utility service extensions will need to be submitted Community Development Department for approval consideration. The developer will also be required to execute a development improvement agreement with the City.

Furthermore, it is the policy of the City of Gunnison Building Department that building permits may only be issued on parcels deemed by the Fire Marshal, Building Official and Community Development Director to have adequate emergency vehicular access, and are served by a central water system capable of providing adequate fire flow, as prescribed by the International Fire Code. This administrative policy does not imply a guarantee for issuance of Certificates of Occupancy (CO). Building occupancy will not be granted until all City utilities (water, sewer and electrical) are in place and functional.

Adequate access to a site shall be from a road system connected to an existing local, collector or arterial road within the city limits. Site access roads shall be completed to an all weather surface, with adequate lifts of compacted road base placed upon competent structural fill. Site access roads shall have a minimum section width of 22 feet.

The Community Development Director may waive building permit issuance requirements if it is demonstrated that life-safety issues have been adequately addressed. This policy directive is found to be in compliance with Section 101.3 (Intent) of the *International Building Code (2009)*. If you have any questions, please feel free to contact me.

Anton Sinkewich
Community Development Director
City of Gunnison
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Gunnison, CO 81230

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CITY OF GUNNISON **BUILDING PERMIT CHECKLIST**

PLEASE USE THIS CHECKLIST!

If information is missing

Your plans are **INCOMPLETE** and **CANNOT BE PROCESSED**

The following requirements are based on 2015 International Codes.

Three sets of all plans- drawn to scale – must be submitted for review.

PLAN CHECK ITEMS:

(This plan review does not relieve the project from full and complete compliance with all of the requirements of the International Codes. No engineering is provided by this review). **This is a partial checklist.**

STANDARD ITEMS

- Building Permit application
- Building plans (three sets) to include:
- Landscape/ Street frontage buffer plan
- Site plan
- Plans to include all framing details.
- Foundation plan stamped by a Colorado Licensed Engineer (if applicable).
- Tabulate square footages of spaces on drawings (living areas, basement, garage, etc.).
- Plans must include fully dimensioned floor plans.
- Plans shall have documentation verifying compliance with the International Energy Conservation Code (insulation, air sealing, etc).
- Doors and windows must be scheduled.
- Plans must show ceiling heights.
- Specify heating and cooling mechanicals on plans (if applicable).

SITE PLAN: (Reference City of Gunnison Land Development Code, 2014)

- North Arrow, scale and date of plan preparation.
- Lot size and shape (must show location of survey pins or submit location/improvement certificate if available).
- Location of all existing building improvements on site (if no improvement certificate is available)
- Location and dimensions of all proposed building improvements.
- Front, side, and rear setback distances (from existing and proposed improvements to property lines).
- Parking spaces with dimension.
- Building height and floor area.
- Percentage of lot coverage for each category: buildings, parking, access roads, and driveways, landscaping, and snow storage.
- Landscape plan prepared to the specifications of the City LDC (if applicable)

- Site drainage plans with final grade elevations and calculations (if applicable)
- Location & size of all new and existing utility lines on property (water, sewer, ditch, gas, electric, cable and meters, etc. and connections to public mains).
- Exact location of any easements on property and easement widths.
- Driveway and driveway width.
- City Zoning district
- Adjacent streets and alleys (names and locations).
- Solar access and orientation (Section 2-6 – B -3, 2014 LDC)

ENVIRONMENTAL HAZARDS

- Flood Plain Development Permit and Elevation Certificate. (if applicable)
- Geotechnical study if project is in a geologic hazard area.

STRUCTURAL

- Structural plans should be stamped by a Colorado licensed Architect or Engineer.
- Structural review-look for logical layout, reasonable sizes of components, and foundation placed for all bearing components. Review for compliance with City minimum standards.
- 36” minimum to top of foundation wall or engineered system. Frost depth 30” to bottom of footing
- Headers for all openings over four feet aggregate concrete per standard no. F6.
- Trusses require certified drawings before installing.
- Show snow and wind loads per City of Gunnison Design Standard (40 lb. roof snow load and 90 mph wind load.).
- Specify type and grade of wood materials to be used.
- Specify type of wall sheathing.
- Specify type of roof sheathing.
- Specify type of floor sheathing.
- Fireplace footing design required.

SAFETY:

- Smoke alarms in each sleeping room and central location in corridors. Hard wired with battery backup. Alarms are required on each floor.
 - CO Alarm required in buildings with solid fuel burning device and/ or attached garage, hard wired w/ battery back-up.
 - LP gas and appliances prohibited in areas of building below grade.
 - ½ inch gypsum board on garage side, except 5/8 inch type-x required on ceiling below habitable rooms.
 - Door between garage and living space fire rated and self-closing.
 - Chimney to be 2 feet higher than roof within 10 feet and spark arrestor.
 - Stair requirements.
 - 7 ¾ max rise, minimum tread is 10 inches with ¾ - 1 ¼ inch nosing.
 - Landings 36: minimum.
 - Width 36” minimum.
 - Headroom 6’ 8” minimum for stairways.
 - Guardrails to be minimum 36” high with balusters <4” apart and to withstand horizontal force of 20 lbs. per LF when deck is 30” or more above grade. Comm. Height 42”.
 - Basement egress emergency escape and rescue openings.
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MISCELLANEOUS CODE REQUIREMENTS:

- Waterproofing and drainage requirements for foundations and basements.
 - Doors minimum height 6' 8".
 - Windows- Low-E double pane at a max U-value of 0.35.
 - Every sleeping room- emergency escape and recue openings meeting code requirements.
 - Windows equal to 8% of the floor area in each bedroom.
 - Glazing in hazardous locations tempered?
 - Attic access 22' x 30" minimum.
 - Crawlspace access 18" x 24" minimum.
 - Pressure treated sill plates.
 - Anchor bolts ½" x 10", embed 7", at 6' on center max and within 12" of ends.
 - Wind bracing.
 - Attic/rafter ventilation.
 - Crawl space ventilation.
 - Show double top plate on all bearing walls.
 - Exterior deck framing, supports and deck surface to be decay resistive or pressure treated material
 - Handrails- stairways with 4 or more risers shall have handrails on at least one side at 34" to 38" above nose of tread.
 - Enclosed usable space under stairs shall be finished with ½" gypsum board construction.
 - Bathrooms shall be provided with mechanical ventilation.
 - Exhaust ducts- to be constructed of smooth noncombustible material.
 - Heating appliances in a garage- shall be located out of the normal path of vehicles, or a means of protection shall be provided. Units generating a spark of flame shall have source of ignition 18" above the floor.
 - Gas fireplaces and/or fireplaces with gas burning appliances shall not be provided with dampers.
 - Fabricated wood burning appliances shall be installed in accordance with terms of listing. Provide listing number. EPA certification and installation instructions.
 - If the property is governed by a Homeowner's Association provide a letter of approval from the Architectural Review Committee.
 - Additional compliance items may be required in order to approve project.
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AUTHORIZATION OF AGENT

I/We, the undersigned owner(s) of the following described real property located in the City of Gunnison, Colorado, hereby authorize the following individual(s):

Name	Address	Phone
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to act in my/our behalf concerning the application for action under the Land Development Code of the City of Gunnison.

Legal description and street address of the property for which application is being made:

Type(s) of permit applied for:

1) _____ 2) _____

3) _____ 4) _____

FIRST OWNER OF RECORD:

Printed Name of Property Owner

Signature of Property Owner

Date

SECOND OWNER OF RECORD:

Printed Name of Property Owner

Signature of Property Owner

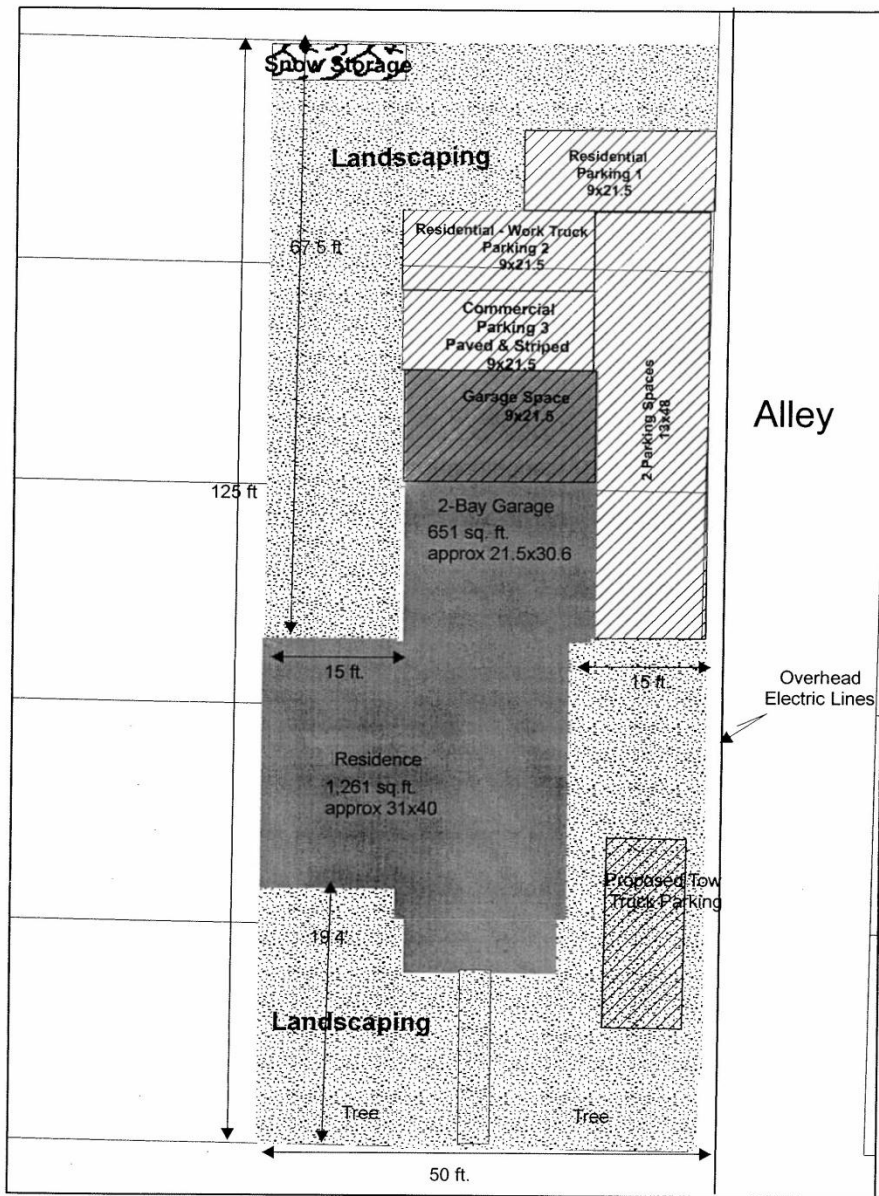
Date

TABLE 2-4 RESIDENTIAL DIMENSIONAL STANDARDS

STANDARD	R-1	R-1M	R-2	RMU	R-3
DENSITY					
Maximum density (units/acre) ¹	3.5	7 + ADU	21	35	80
LOT					
Minimum lot size (sq. ft.) ⁶	8,000	6,250	6,250	6,250	6,250
Minimum lot frontage (ft.)	50	50	50	50	50
Maximum lot coverage structures / parking and access ⁷ (%)	50	60	60	70	85
Minimum lot coverage landscape area (%)	50	40	40	30	15
BUILDING					
Maximum building height ⁷ (ft.)	35	35	35	48	48
Maximum building height for detached accessory structure (ft.)	30	30	30	30	30
Minimum building width ^{6&7} (ft.)	20	20	16	15	15
Minimum floor area Principal Dwelling (sq. ft.)	480	480	480	300 efficiency 480 multi-family	300 efficiency 480 multi-family
Floor Area Thresholds Accessory Dwelling (sq.ft.)		720	720	720	720
Minimum storage area (sq.ft.)			32	32	32
BUILDING SETBACKS					
Minimum setback front ^{2&7} (ft.)	15	15	15	15	10
Minimum setback side (ft.) Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10	5	5	5	5
Minimum setback rear: principal building (ft.) Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10	5	5	5	5
Minimum setback rear: accessory building (ft.)	10	5	5	5	5
OTHER STANDARDS					
Snow storage (% of parking and access coverage)	15%	15%	15%	15%	15%
¹ Density calculations for residential development may be subject to Slope Protection Standards (§5.2) and Section 13. ² Covered porches and the landings and steps of a covered porch may encroach into the front yard pursuant to §1.7.L.3.d ³ Ordinance #3, Series 2016 ⁶ Ordinance #8, Series 2018 ⁷ Ordinance #1, Series 2019					

TABLE 2-5 NONRESIDENTIAL ZONE DISTRICT DIMENSIONAL STANDARDS				
STANDARD	B-1	C	CBD	I
DENSITY				
Max. density (units/acre) ⁴	40	70	NA	14
LOT				
Minimum lot size (sq. ft.) ⁴	3,125	4,000	--	3,125
Minimum lot frontage (ft.) ⁴	25	25	--	25
Maximum lot coverage: (%) structures/parking and access ⁴	75	90	100	90
Minimum landscape area (%) ⁴	25	10	--	10
BUILDING				
Maximum building height (ft.)	35	50 ⁴	50	50 ⁴
Minimum building width (ft.) ⁴	20	--	--	--
Minimum floor area: Multi-family (sq. ft.)	480	300 efficiency 480 multi-family	--	--
Minimum floor area: Second story residence (sq. ft.)	300	300	300	300 min 700 max
Minimum storage area (sq. ft.) ¹	32	32	32	--
BUILDING SETBACKS				
Minimum from side lot line (ft.)	0 ⁴	5 ²	no. req.	5 ¹
Minimum from rear lot line (ft.) principal building	5	5 ²	no req.	5 ²
Minimum from rear lot line (ft.) accessory building	5	5 ²	N/A	N/A
Minimum from front lot line (ft.)	15 ³ Max ⁵	15 ² Max (50% of frontage) ⁵	no req. ⁵	0 ²
Other Standards				
Snow Storage Area (% of parking and access coverage)	15	15	N/A	15
¹ Storage is required for multi-family dwellings) (§3.3D) ² Uses adjacent to residential zone districts shall comply with Zone District Buffer Standards (§4.6 F. 3). ³ Parking not allowed within front setback area in B-1 Zone District ⁴ Ordinance #1, 2019 ⁵ Frontage area must be designed to engage the sidewalk / street frontage (windows, outdoor seating, etc.) in the B-1, C and CBD zone districts.				

SAMPLE SITE PLAN



Tomichi Avenue

APPLICANT NAME: _____
 SITE ADDRESS: _____
 11 X 17 SITE PLAN

Total Parcel Size: 6,250 square feet:

Dimensional Standards:

Dimension	Required	Actual
Structures:	50%	30% 1,912 sq. ft.
Landscaping:	10%	42% - 2,577 sq. ft.
Parking/Access	40%	28% - 1,761 sq. ft. (see below)

Landscaping Requirements:

This site is located in the Entrance Overlay zone which requires two trees within five feet of the sidewalk.

Parking Requirements:

- Residence 2 parking spaces
- Bays 2 parking spaces per 2 bays
- Tow Trucks 3 spaces on rear of lot
- Seven spaces required by Code
- Two spaces will be located in driveway access

Total Parking/Access Dimensions:

Parking 1	9 x 21.5	193.50
Parking 2	9 x 21.5	193.50
Parking 3	9 x 21.5	193.50
Parking 4 & 5	13 x 48	624.00
Parking 6	in bay	does not count toward uncovered parking
Total Uncovered Parking/Access:		1204.5 sq. ft./19%

Notes:

Snow Storage: (approximately 15' x 4') will be on the northwest side of the lot in the landscaped area. Landscaping is predominantly live cover except 220 sq. ft. of sidewalks.

1 inch equals 15 feet

