

WHEN IS A PERMIT REQUIRED?

A building permit is required when alterations, additions or demolitions are made to an existing building or when any new construction is undertaken. Normal building maintenance does not require a building permit in most instances. Separate permits for plumbing, mechanical and electrical work are also required when applicable.

If Eagle County Building Department finds work in progress without the required permits, a stop work order may be issued. The **property owner is responsible** for having work done on the premises without a permit. This will result in 4x's investigation fee plus the applicable permit fee(s).

We strongly encourage property owners to contact the Eagle County Building Department (970) 328-8730 to verify when permits are required before starting any construction project within our jurisdiction. TABLE 1 below is an excerpt from the currently adopted EAGLE COUNTY BUILDING RESOLUTION.

We also encourage owner builders and/or contractors to review Chapter 1, Scope and Administration, including the section on permits, found within each of the respective 2015 I-Codes:

- 2015 International Building Code, Chapter 1, Section 105 Permits
- 2015 International Residential Code, Chapter 1, Section R105 Permits (and amendments as published in the Eagle County Building Resolution)
- 2015 International Fuel Gas Code, Chapter 1, Section 106 (IFGC) Permits
- 2015 International Mechanical Code, Chapter 1, Section 106 Permits
- 2015 International Plumbing Code, Chapter 1, Section 106 Permits

TABLE 1

(1) BUILDING (2) PLUMBING (3) ELECTRICAL (4) MECHANICAL (5) GRADING (6) INDIVIDUAL SEWAGE DISPOSAL (7) SIGN (8) MANUFACTURED HOUSING HOOKUP (9) FIRE ALARM SYSTEM (10) FIRE SPRINKLER SYSTEM (11) RIGHT OF WAY CONSTRUCTION PERMIT*

ROUTING ABBREVIATIONS: BUILDING DIVISION=BD ENVIRONMENTAL HEALTH=EH
PLANNING DIVISION=PD ENGINEERING=EG

(This Table is a Permit Requirement Guideline **ONLY**, and does not take precedence over the International Codes as adopted by Eagle County)

CLASSIFICATION OF PROJECTS	SPECIFIC PROJECTS	NO PERMIT REQUIRED	PERMIT (S) REQUIRED	REVIEW REQUIRED	SITE PLAN REQUIRED
New Structures & Factory Built Structures &	Building of New Residential Structures		1, 2, 3, 4, 5, 6, 9, 10, 11	BD, EH, PD, EG	X
	Building of New Non-Residential Commercial Structure		1, 2, 3, 4, 5, 6, 9, 10, 11	BD, EH, PD, EG	X
	Moving of Existing Structure to New Location		1, 6, 11	BD, EH, PD, EG	X
	Moving of Manufactured Housing into a Mobile Home Park		3, 8	BD, PD	X

Manufactured on Private Land	Moving & Setting of Factory Built Structure on Building Site		1, 2, 3, 4, 5, 6,11	BD, EH, PD, EG	X
Grading with No Other Construction	All Grading		5	EG	X
	One story detached buildings used as tool and storage sheds playhouses and similar uses provided the projected roof area does not exceed 120 s.f. and the height of said buildings does not exceed 10 feet at peak of roof.	X			
Condemned Buildings	Demolition of the Whole or Part of Building, Factory Built Structures, or Manufactured Housing		1	BD, PD	
Additions & Alterations to Exterior Construction & On Site Accessory Construction	Additions & alterations involving bedroom, bathroom, kitchen, living room, or other accessory rooms		1, 2, 3, 4, 6, 9, 10	BD, EH, PD, EG	X
	Additions & alterations involving an attached or detached garage or shop		1, 2, 3, 4, 5, 6	BD, PD, EH, EG	X
	Non-structural sidewalks/slabs	X			

Please continue to Next Page

CLASSIFICATION OF PROJECTS	SPECIFIC PROJECTS	NO PERMIT REQUIRED	PERMIT (S) REQUIRED	REVIEW REQUIRED	SITE PLAN REQUIRED
Additions & Exterior Construction & On Site Accessory Construction	Decks and Patios not over 30 inches above grade with no permanent construction above the floor line	X			
	Decks, Entry Porches, Etc.		1, 3	BD, PD	X
	Retaining Walls, over 4 feet in height (Engineering Required)		1,11	BD, EG	X
	Fences over 6 feet in height		1,11	BD, PD,EG	X
	Fences used for Agricultural purposes only or those fences under 6 feet in height	X			
	Erection of Exterior Signs (Except as Exempt in Zoning Resolutions)		7,11	BD, PD,EG	X
	All Non-Structural Landscaping	X			
Exterior Repair & Replacement &/or Addition	Replacement of Roof		1	BD	
	Repair or Replacement of Exterior Siding	X			
	Replacement or Addition of Exterior Window		1	BD	
	Repair of Existing Exterior Window		1		
	Addition of Exterior Door		1	BD, PD	
	Repair or Replacement of Existing Exterior Door		1		
Interior Repair & Replacement &/or Addition	Repair or Replacement of floor covering	X			
	Painting, Papering or Similar Finish Work-Exterior or Interior	X			
	Installation of Wood burning Stove or Fireplace		4	BD	

Why are permits required? Why should I apply for a permit?

- State of Colorado requires standards of construction for all properties in the State. In the mountains, standards are even higher than other parts of Colorado due to snow load requirements which keep a building structurally safe. The state relies on local governments to enforce these regulations.
- Building Codes are written to provide the minimum requirements necessary to safeguard public safety, health and general welfare. The intent is to provide safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.
- Eagle County has adopted land use and zoning regulations that require buildings in unincorporated portions of the county to comply with allowable uses, floor area ratios, height restrictions, setbacks, platted rights-of-ways and utility easements and the like. Building permit and plan review provide an additional level of certainty that your property is in compliance with these rules. If work takes place in violation of these rules, demolition of an improvement may ultimately be required.
- When insuring property or filing an insurance claim for property loss, you may be asked to provide evidence of issued building permits and approved inspections.
- When selling property to a prospective buyer, evidence of approved permits, plan drawings and inspections may be requested.
- Mortgage lenders and/or banks issuing construction loans often require evidence of lawful permits and a copy of the building's Certificate of Occupancy.
- New structures, additions, and improvements constructed in accordance with the requirements of the building codes and land use regulations protect property values, ensure safety, and promote sustainability.