

Huerfano County Building Permit Guidelines

The following information should assist property owners and owner's agents in the process of applying for a building permit within unincorporated areas of Huerfano County, Colorado. The following information is based on new construction of site built residential and commercial structures.

General Information:

- a. **Codes:** The following codes have been adopted pursuant to County Resolution 08-10, with additions, insertions, attachments, deletions and changes prescribed within the resolution.
 - i. International Building Code "IBC" 2006 edition, including appendix chapters A, B, C, & F;
 - ii. International Residential Code "IRC" 2006 edition, including appendix chapters F, G, & M;
 - iii. International Mechanical Code "IMC" 2006 edition, including appendix chapter A;
 - iv. International Energy Conservation Code "IECC" 2006 edition
- b. **Access Permits:** If your property does not have an existing access from a State Highway or County Road an access permit is required. Contact the Huerfano County Road Administrator for the application.
- c. **Land Use Regulations:** The Huerfano County Land Development Guide contains all County land use regulations. It is available for use at the Walsenburg and La Veta Libraries, or on line at <http://huerfano.us> . It is also available for purchase at the Huerfano County Courthouse, 401 Main Street, Suite 201 Walsenburg, CO 81089.
- d. **Telephone Numbers:**

<i>Title:</i>	<i>Name:</i>	<i>Telephone:</i>
County Administrator / Planner	John Galusha	(719) 738-3485
Planner / Code Enforcement Officer	Steven Channel	(719) 738-1220
County Road Supervisor	Bill Brunelli	(719) 738-2420
County Road Administrator	Melanie Bounds	(719) 738-3053
County Clerk & Recorder	Judy Benine	(719) 738-2380
County Assessor	Louise Sandoval	(719) 738-1191
Colorado State Electrical Inspector	Rich Wyland	(719) 738-1317
Colorado State Plumbing Inspector	Andrew Medina	(719) 738-1438
Huerfano County Health Department		(719) 738-2650
Cuchara Water & Sanitation	Bob Northup	(719) 742-3108
Gardner Water & Sanitation	Huerfano Co. Government	(719) 738-2370
Water Resource Office (Well Information)		(719) 542-3368

b. Climatic and Geographic Design Criteria (Excerpt from the Huerfano County Building Code)

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			WEATHER	FROST LINE DEPTH	TERMITE	DECAY				
See Attachment III	90 MPH 3 second gust	"B/C"	Severe	See Attach III	Moderate to Heavy	Slight	0° F	See Section 1612.3 amended	Walsenburg 495 Rye 1150	Walsenburg 51.3° F Rye 46.6° F

*Note: The Average temperature for January 25 is 39° F. Therefore, ice shield under-layment is not required, but is recommended above 7000 feet due to the possibility of ice jamming on some roofs.

c. **Submittal Requirements:** CONSTRUCTION DOCUMENTS (Excerpt from the Huerfano County Building Code)

- 106.1 **Submittal documents.** Construction documents, special inspection and structural observation programs, and other data shall be submitted in two sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.
- 106.1.4 **Applications.** An application for building permits shall be made to the County Building Inspector on forms provided by Huerfano County. Property owners submitting owner-build permits must sign a letter of understanding from the Huerfano County Building Authority board, relevant to the use of sub-contractors.
- 106.1.5 **Sanitation.** Pursuant to C.R.S. §25-10-112 (1) and section 11.05 of the Huerfano County Land Development Guide the applicant must show proof of an approved sanitation system.
- 106.1.6 **Right to develop.** Applicant must show proof of property ownership. If the applicant is different than the property owner, they must have written authorization to act as the owner's agent. Proof of ownership must include a complete property description, unless otherwise approved by the building inspector.
- 106.1.7 **Exterior elevations.** Show each view. Show vertical dimensions and heights. Show openings and identify materials and show lateral bracing system, where applicable. Show dimensions and schedules.
- 106.1.8 **Foundation plan.** Show all foundations and footings. Indicate size, locations, thickness, materials and strengths, and reinforcing. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc. Show dimensions for the location and size of all components delineated on the foundation plan. *Pursuant to Huerfano County BOCC Resolution no: 09-16 all foundation designs encompassing two hundred and fifty square feet (250ft²) or larger are required to be based on a site specific geotechnical evaluation and sealed by a Colorado Certified Engineer or Architect; in lieu of a complete geotechnical evaluation for residential structures, the professional can assume the load-bearing values in Table R401.4.1 of the International Residential Code 2006 Edition.*
- 106.1.9 **Floor plan.** Show all floors including basements. Show all rooms, with their use. Overall dimensions and location of all structural elements and openings. Show all doors and windows. Provide door and window schedules. All fire resistance rated assemblies, area of refuge, occupancy separations, fire blocking, smoke alarms, CO2 alarms and draft stopping shall be shown. Show dimensions for the size of all rooms and the locations of other components delineated on the floor plans. Include a complete mechanical plan showing all appliances, their power source, and duct systems,
- 106.1.10 **Framing plan.** Show all structural and non-structural members, their size, methods and details of attachment, connections, location and materials for floor, roof, and wall section. When required by this code show all fire rated assemblies and fire resistant penetrations.
- 106.2 **Site plan.** The site plan shall include the following items:
1. In all zoning districts (with the exception of agricultural) a site improvement survey, seal by a Colorado Registered Land Surveyor is required in addition to items two through ten.
 2. A legible sheet or map, drawn to an appropriate scale, as accepted by the Building Inspector, showing the location, height and approximate dimensions or envelope location of each existing and proposed structure, and the uses to be contained within the existing and/or proposed structures.

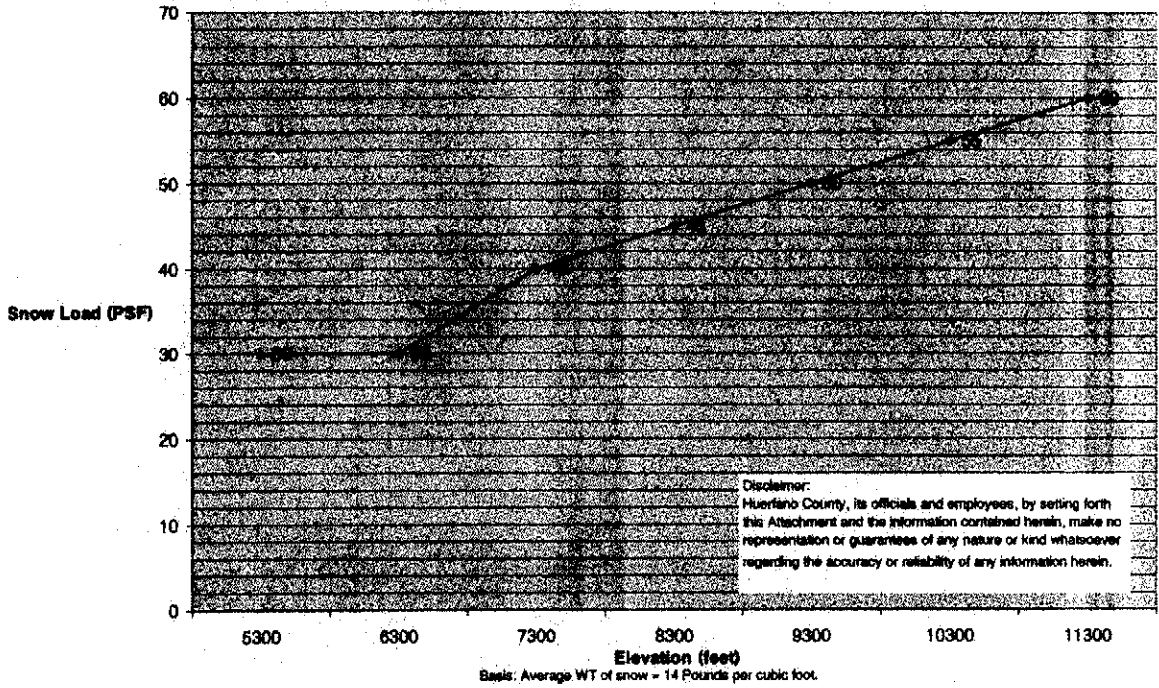
106.2 site plan (con't)

3. The existing and proposed building setbacks and the building area with reference to property lines, highway, street or road rights-of-way, watercourses, and other natural and historic features of the site.
4. The location, size, number of spaces and surfacing of any existing or proposed parking and loading areas.
5. The location of any existing and proposed roads, streets, footpaths, traffic devices, and driveways.
6. The location, if any, and pertinent characteristics of any existing or proposed signs, lighting fixtures, and landscaping.
7. The location of any easements on the property.
8. The anticipated location of all water, sewage disposal, electrical, telephone, and other utilities.
9. All finished grading and storm water runoff.
10. A vicinity map locating the proposed site in relationship to the surrounding area within 500 feet of the boundaries.

Huerfano County Snow Loading

Attachment 3

Based on study done for Fremont County by Ketchum, Ryan, and Fleming, Consulting Engineers, Denver Colorado.



Huerfano County Frost Depth

Attachment 4

