

**HUERFANO COUNTY
 BUILDING PERMIT
 REGULATIONS
 SECTION 10.00**



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10.01 INTRODUCTION

This Section establishes procedures, requirements and other provisions relating to the construction, alteration, occupancy and use of buildings and other structures in unincorporated Huerfano County, and it establishes a permitting system for the issuance of building permits and related issuances.

10.02 GENERAL PROVISIONS

10.02.01 Permit Requirements

It shall be unlawful to erect, construct, reconstruct, alter or remodel any building, structure or improvements of land within the unincorporated territory of Huerfano County, except as allowed for within Section R105 of the International Residential Code and Section 105 of the of the International Building Code, as have been adopted by Huerfano County.

10.02.02 Conditions for Permit Issuance

The County Building Inspector shall approve and issue building permits only if upon review of an application and submittal materials and upon site inspection, as required, the proposed building, structure, foundation or improvements are in full compliance with and not in conflict with or in violation of:

1. All applicable policies, requirements and other provisions contained within these Regulations.
2. The specifications and other provisions of all current Building, Plumbing, Fire and Mechanical codes adopted by the Board of County Commissioners or other governmental organizations authorized to adopt related laws, rules and regulations pertaining to Huerfano County.
3. All other such specifications and codes as are adopted in future by the Board of County Commissioners.

10.02.03 Relationship of these Regulations to Adopted Codes

In the event of conflicts and inconsistencies between the provisions, requirements and specifications contained within these Regulations and with the provisions, requirements and specifications contained within any building and other codes, code amendments and code supplements adopted by Huerfano County, the more restrictive provision, requirement or provisions shall apply. In the event of dispute or question concerning which are the more restrictive provisions, requirements or specifications, any discrepancies shall be resolved by the Planning Commission.

10.02.04 Inspection

The County Building Inspector and other such authorized representatives, including its employees and consultants of Huerfano County, as the Board of County Commissioners may appoint, are hereby authorized and empowered to conduct such on-site inspections and tours of sites and facilities and to enter

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upon and inspect any proposed or actual building or construction site to inspect said site and the construction or maintenance of any improvements, structures or uses thereon to ensure compliance with the provisions of these Regulations and all applicable County codes, stipulations and conditions that Huerfano County has placed on the design, construction and maintenance of such improvements, structures or uses.

10.02.05 Repeal

All prior resolutions and regulations and portions of prior resolutions and regulations adopted by the Board of County Commissioners and inconsistent with the requirements, procedures and other provisions of these Regulations are hereby repealed to the extent of such inconsistencies only. The repeal of any of these resolutions or regulations or parts thereof does not revive any other regulation or resolution or portion thereof, and such repeals shall not affect or prevent the prosecution or punishment of any person for the violation of any resolution hereby repealed for an offense committed prior to the repeal.

10.03 CERTIFICATES OF OCCUPANCY

1. No building constructed after April 1, 2000 shall be used for human occupancy without the issuance of a Certificate of Occupancy by the County Building Inspector.
2. Such Certificate of Occupancy shall be issued within ten (10) working days of the time of notification to the County Building Inspector that the structure, building or land improvements are completed and the structure(s) ready for occupancy, provided that the structure, building or land improvements meet the requirements of Section 10.05, Sewage Disposal System Requirements for Building Permits and Certificates of Occupancy.
3. Certificates of Occupancy shall be issued only for buildings or other structures that comply with all the provisions of these Regulations and with all building, plumbing, mechanical, fire and other codes currently adopted by Huerfano County.
4. Buildings and other structures failing to meet these requirements shall be denied a Certificate of Occupancy.
5. A copy of all Certificates of Occupancy shall be filed in the office of the County Building Inspector and shall be available for examination by the public.

10.04 BUILDING PERMIT APPLICATION AND PROCESSING REQUIREMENTS

1. Applications for building permits shall be made to the County Building Inspector on forms provided by Huerfano County. Such applications for a building permit shall include, but not necessarily be limited to, a) drawings to scale or complete design plans showing, at a minimum, plot plan and location, floor plan and the height and size of all proposed buildings, and b) the location and dimensions of all fences, signs, parking and loading and related land improvements. Such applications for building permits shall also comply with all code

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provisions, as provided in the Huerfano County Subdivision Regulations, and any appropriate resolutions, rules or regulations that apply to required submittal materials for building permit applications.

2. The County Building Inspector or Zoning Enforcement Officer may, at the discretion of said Inspector or Officer, add such additional submittal requirements as are reasonably necessary to process permit applications.

10.05 ADEQUATE WATER, SEWAGE DISPOSAL SYSTEMS AND CERTIFICATES OF OCCUPANCY REQUIREMENTS

1. All occupied dwellings, structures and all other buildings that the Building Inspector determines need an adequate supply of water shall provide proof of water in order to obtain a building permit.

If the building is proposed to be supplied water from a central water provider delivered by water lines, proof of water shall consist of a letter of availability or tap receipt from the provider. If the building is proposed to be supplied water from a bulk water provider by way of hauling water to the property, proof of water shall consist of a letter of availability or tap receipt from the provider. Furthermore, the applicant for any development approved to be served by a bulk water provider must sign a waiver acknowledging: "Huerfano County provides no assurance or representation that the use of bulk water and a cistern will be an approved or acceptable long term source of potable water. There is no guarantee that bulk water will always be available for sale and Huerfano County has no authority or jurisdiction whatsoever over water suppliers or their decision to sell water in bulk to the general public." If the building is proposed to be supplied water by a domestic well, the minimum of one gallon per minute is required, as certified by a pump test conducted by a licensed well driller, pump installer, professional engineer or geologist who has constructed, serviced, or tested the well.

2. No building permit shall be issued by Huerfano County or any agent or employee of the County to any person to construct, alter or remodel a habitable building or other structure which is not to be serviced by a sewage treatment works until a permit for an individual sewage disposal system (ISDS) has been issued by the regional health authority or other authorizing agent, as provided for by Section 25-10-111, Colorado Revised Statutes.

3. No Certificate of Occupancy shall be issued by Huerfano County or any agent or employee of the County to any person for the use or occupancy of a building which is not serviced by a sewage treatment works until, a) a final inspection of the individual sewage disposal system (ISDS) has been conducted, b) the installation has received the approval of the regional health authority or other authorizing agent, and c) a final permit has been issued by the regional health authority or other authorizing agent, as provided for by Section 25-10-111, Colorado Revised Statutes.

10.06 BUILDING PERMITS FOR LARGE LOT DWELLINGS

See the Huerfano County Subdivision Regulations, Section 2.04.04, Large Lot Subdivisions, for the access and easement requirements established as a precondition for the granting of building permits for dwellings and other

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structures located on lots and tracts of land of thirty-five (35) or more acres, but less than one hundred sixty (160) acres in size.

10.07 FEE STRUCTURE

Fees for the processing of building permit applications and the issuance of said permits shall be in accordance with the Fee Structure currently adopted by Huerfano County.

10.08 COMPLAINTS

Any person(s) aggrieved by a violation or alleged violation of any provision contained within these Regulations may file a written complaint with the County Building Inspector, who shall promptly investigate such complaint and take the appropriate administrative and/or legal action(s).

10.09 NON-LIABILITY

See the Huerfano County Enforcement, Violations, Penalties and Non-Liability Regulations for the non-liability of Huerfano County and county officials and employees regarding this section and other sections of these Regulations.

10.10 ENFORCEMENT, VIOLATION AND PENALTIES

See the Huerfano County Enforcement, Violations, Penalties and Non-Liability Regulations for additional information on enforcement, violation and penalties of these Regulations and other sections of these Regulations.