

GARFIELD COUNTY  
Building & Planning Department  
108 8<sup>th</sup> Street, Suite 401  
Glenwood Springs, Colorado 81601  
Telephone: 970.945.8212 Facsimile: 970.384.3470  
[www.garfield-county.com](http://www.garfield-county.com)

## COMMERCIAL OR MULTI-FAMILY BUILDING PERMIT

NOTE: In order to understand the scope of work intended and to expedite the issuance of a permit, it is important that complete information be provided. Please review this document to determine if you have adequate information to design your project and to facilitate a plan review.

### COMMERCIAL OR MULTI-FAMILY BUILDING PERMIT APPLICATION CHECKLIST

This checklist is to be used with all commercial or multi-family construction.

**APPLICATION FORM:** Please make sure the following information is provided on the application.

- Parcel number obtained from the County Assessor's Office.
- Job address (assigned physical address).
- Legal Description: lot, block, filing, subdivision or tract, section, township and range.
- Owners name, mailing address, phone, fax, or cell.
- Contactors name, mailing address, phone, fax, or cell.
- Architect/Engineer's name, mailing address, phone, fax or cell.
- Building size, height, number of stories, lot size.
- Use of building (commercial)
- Class of Work (new, addition, alteration, repair, demo, move, other)
- Description of work.
- Type of heating (natural gas, propane, electric, other)
- Sewer system (Community or ISDS), also see other items below.
- Garage (attached or detached)
- Driveway permit (please see other items below)
- Valuation (labor and materials)

### OTHER ITEMS:

- If you anticipate obtaining a water-tap from the City of Rifle, please provide a letter indicating that the City will provide water service. (Required to submit building permit application).
- ISDS requires a septic permit application to be submitted with the building permit application.
- A separate electrical permit must be obtained from the State of Colorado Electrical Board.
- Prior to submittal of a building permit, you are required to show proof of legal and adequate access to the site. This may include proof of right to use a private easement, County Road & Bridge permit, or Colorado Department of Highway permit, including a Notice to Proceed. The County Road & Bridge Department can be reached at 970-625-8601.
- If you anticipate excavating or grading prior to issuance of a building permit, you will be required to obtain a separate grading permit.
- If you belong to a Homeowners Association (HOA), it is your responsibility to obtain written approval, if required.
- Provide copies of any Resolutions and/or Land Use Permits associated with this property.
- Projects with more than ten (10) occupants require plans sealed by a Colorado Licensed Design Professional. Occupant load shall be calculated by IBC Table 1004.1.1.
- A Colorado State Licensed Electrician and Plumber must perform installation and hook-ups.
- Commercial projects require a copy of the plans be submitted to the local Fire District for review.

**BUILDING PLANS:** Two (2) sets of plans must be submitted. Plans must be 18"x24" minimum size, complete, identical, legible, and to scale. Commercial projects also require a copy of the plans be submitted to the local Fire District for review prior to permit issuance. All plans will be checked at the counter for completeness. If any of the required information is missing, the building permit application cannot be accepted.

**SITE PLAN:** Please make sure the following information is provided on the site plan.

- Property address/legal description.
- North Arrow and Scale on each page.
- Show all property lines, building envelopes, flood plain, and easements.
- Provide setback distances from boundaries, buildings, septic, well, and waterways.
- Location and direction of the county or private road and driveway accessing the property.
- Proposed and existing structures include sheds, barns, decks, patios, and any other buildings.
- Existing and proposed grade, positive drainage around structure (to be contained on site).
- Streams, rivers, creeks, springs, ponds and ditches.
- Existing and proposed wells, septic tanks, leach fields, and other systems. (if applicable)
- Retaining walls (engineer stamped detail required for walls over four (4) ft, measured from bottom of footing to top of wall).

**NOTE:** Any site plan depicting the placement of any portion of the structure within fifty (50) feet of a property line or not within an established building envelope shall be prepared, stamped, and signed by a licensed surveyor. For structures to be built within a building envelope, provide a copy of the recorded subdivision final plat with the proposed structure located in the building envelope.

**COVER SHEET:**

- Project identification.
- Project address and/or legal description.
- Design specifications to include building use and occupancy classification, type of construction, building height and area calculations, occupant load, and fire sprinkler systems.

**ARCHITECTURAL PLANS:** Please provide the following information on the architectural plans.

- Per C.R.S. 12-4-112; Structures designed with an occupant load exceeding ten (10) require Colorado State Licensed Design Professional stamped plans.
- Minimum four (4) elevations (N,S,E,W)
- Floor plans for each level including dimensions and scale noted.
- Clearly label each room or space (office, storage, mechanical, elevator, etc).
- Wall types; clearly labeled and referenced. Identify all fire resistive wall construction.
- Construction details for all fire resistive elements referenced on floor plans and cross sections. Include wall, floor/ceiling, roof/ceiling, shaft wall assemblies, and structural frame. Provide the fire resistive listing number referenced on each assembly detail. (ex. UL P123)
- Window & door sizes, types, and operation and direction of swing noted on the floor plan.
- Specify roof slope/pitch, roof covering, and siding materials.
- Energy design specifications/details for R-values, U-factors, and SHGC's per IECC.
- Stair and guard details specifying rise, run, height and spacing.
- Accessibility; show compliance with accessibility requirements for all elements of the building per IBC, Chapter 11 and ICC/ANSI A 117.1, ADA, FHA, and UFAS.

**STRUCTURAL PLANS:** Please provide the following information on the structural plans.

- Per C.R.S. 12-4-112; Structures designed with an occupant load exceeding ten (10) require Colorado State Licensed Engineer stamped plans.
- Engineered foundation design per soils report. Geotechnical report referenced.
- Design specifications to include roof and deck snow load, wind and seismic design, frost depth.
- Foundation plan showing complete footing and foundation dimensions.
- Footing and foundation details specifying reinforcement referenced on plans.
- Framing plans for each floor level and roof. All beams, columns, joists, rafters, trusses and all live/dead loads specified.
- Framing /connection details referenced on plans.
- Pre-manufactured structures require an engineers stamp, signature, and date.

**MECHANICAL PLANS:** Please provide the following information on the mechanical plans.

- Per C.R.S. 12-4-112; Structures designed with an occupant load exceeding ten (10) require Colorado State Licensed Engineer stamped plans.
- Energy design calculations and details verifying compliance with the 2009 IECC.
- Floor plans for each level showing size, location and materials of all ductwork, plenums, return and outside air intake registers.
- Size and location of all combustion air ductwork and openings.
- Size, type and termination of all gas appliance flues and vents.
- Location of all fire and combination smoke/fire dampers.
- Equipment schedule for all mechanical equipment (boiler, furnace, exhaust fans, etc).
- Commercial kitchen hood location, hood and duct sizes, CFM calculations.

**PLUMBING PLANS:** Please provide the following information on the plumbing plans.

- Per C.R.S. 12-4-112; Structures designed with an occupant load exceeding ten (10) require Colorado State Licensed Engineer stamped plans.
- Floor plans for each level showing DWV layout and sizing, materials, slope and sewer location.
- Water piping materials, length and size of pipe, water meter location, fixture unit demands, location and type of backflow prevention devices.
- Gas piping materials, length and size of pipe, gas meter location, and BTU/hour demands.
- Additional piping plans for roof/deck drains, condensate, medical gas, etc.
- Plumbing fixture schedule for all plumbing equipment.
- Commercial kitchen plumbing fixtures, food preparation equipment, grease interceptors, etc.

**ELECTRICAL PLANS:** Please provide the following information on the electrical plans.

- Per C.R.S. 12-4-112; Structures designed with an occupant load exceeding ten (10) require Colorado State Licensed Engineer stamped plans.
- Floor plans for each level showing location of lighting fixtures, switches, receptacles, emergency exit signs and lighting, and panel location.
- Diagram showing service entrance, conduit/wire size, main disconnect size, grounding electrode/conductor size, feeder conduit/wire size, transformers and generators.
- Panel schedule showing bus/breaker sizes, circuit description, voltage, phase, amperage, etc.

**NOTE:** If any required information is missing, delays in issuing the permit are to be expected. If determined by the Building Official that additional information is necessary to review the application and/or plans for compliance, the application may be placed on hold until the required information is provided. Work may not proceed without the issuance of a permit.

The building department will collect a Plan Review fee at time of application submittal. The Permit Fee, as well as any Septic or Road Impact fees will be collected when the permit is issued.

The permit application must be signed by the owner or by a person having written authority from the owner to act as their representative.

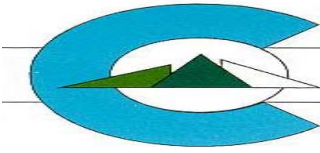
**I hereby acknowledge I have read, understand, and will abide with the requirements of this checklist.**

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Signature of Owner

Date

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# Garfield County

108<sup>th</sup> Street, Suite 401, Glenwood Springs, CO 81601  
 Ph: 970-945-8212 Fx: 970-384-3440 Inspection Line: 888-868-5306  
[www.garfield-county.com](http://www.garfield-county.com)

## BUILDING PERMIT APPLICATION

1	Parcel No: <i>(this information is available at the assessors office 970-945-9134)</i>	Lot No:	Block No:	Subd./ Exemption:
2	Job Address: <i>(if an address has not been assigned, please provide CR, HWY or Street Name &amp; City)</i> or and legal description			
3	Owner: <i>(property owner)</i>	Mailing Address:	Ph:	Alt Ph:
4	Contractor:	Mailing Address:	Ph:	Alt Ph:
5	Manufactured home installer:	Mailing Address:	Ph:	Lic #:
6	Architect:	Mailing Address:	Ph:	Alt Ph:
7	Engineer:	Mailing Address:	Ph:	Alt Ph:
8	Sq. Ft. of Building:	Sq. Ft. or Acres of Lot:	Height:	No. of Floors:
9	Use of Building: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other	Class of Work: <input type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Demo <input type="checkbox"/> Move		
10	Describe Work:			
11	Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	Septic: <input type="checkbox"/> ISDS <input type="checkbox"/> Community	Type of Heat: <input type="checkbox"/> Nat. Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Other	
12	Driveway Permit:		Owners valuation of Work:	

### NOTICE

**Authority.** This application for a Building Permit must be signed by the Owner of the property, described above, or an authorized agent. If the signature below is not that of the Owner, a separate letter of authority, signed by the Owner, must be provided with this Application.

**Legal Access.** A Building Permit cannot be issued without proof of legal and adequate access to the property for purposes of inspections by the Building Department.

**Other Permits.** Multiple separate permits may be required: (1) State Electrical Permit, (2) County ISDS Permit, (3) another permit required for use on the property identified above, e.g. State or County Highway/ Road Access or a State Wastewater Discharge Permit.

**Void Permit.** A Building Permit becomes null and void if the work authorized is not commenced within 180 days of the date of issuance and if work is suspended or abandoned for a period of 180 days after commencement.

### CERTIFICATION

I hereby certify that I have read this Application and that the information contained above is true and correct. I understand that the Building Department accepts the Application, along with the plans and specifications and other data submitted by me or on my behalf (submittals), based upon my certification as to accuracy.

Assuming completeness of the submittals and approval of this Application, a Building Permit will be issued granting permission to me, as Owner, to construct the structure(s) and facilities detailed on the submittals reviewed by the Building Department.

In consideration of the issuance of the Building Permit, I agree that I and my agents will comply with provisions of any federal, state or local law regulating the work and the Garfield County Building Code, ISDS regulations and applicable land use regulations (County Regulation(s)). I acknowledge that the Building Permit may be suspended or revoked, upon notice from the County, if the location, construction or use of the structure(s) and facility(ies), described above, are not in compliance with County Regulation(s) or any other applicable law.

I hereby grant permission to the Building Department to enter the property, described above, to inspect the work. I further acknowledge that the issuance of the Building Permit does not prevent the Building Official from: (1) requiring the correction of errors in the submittals, if any, discovered after issuance; or (2) stopping construction or use of the structure(s) or facility(ies) if such is in violation of County Regulation(s) or any other applicable law.

Review of this Application, including submittals, and inspections of the work by the Building Department do not constitute an acceptance of responsibility or liability by the County of errors, omissions or discrepancies. As the Owner, I acknowledge that responsibility for compliance with federal, state and local laws and County Regulations rest with me and my authorized agents, including without limitation my architect designer, engineer and/ or builder.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE NOTICE & CERTIFICATION ABOVE:

OWNERS SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

### STAFF USE ONLY

<b>Special Conditions:</b>				
<b>Adjusted Valuation:</b>	<b>Plan Check Fee:</b>	<b>Permit Fee:</b>	<b>Manu home Fee:</b>	<b>Misc Fees:</b>
<b>Total Fees:</b>	<b>Fees Paid:</b>	<b>Balance Due:</b>	<b>BP No &amp; Issue Date:</b>	<b>ISDS No &amp; Issued Date:</b>
<b>Setbacks:</b>	<b>OCC Group:</b>	<b>Const Type:</b>	<b>Zoning:</b>	
<b>BLDG DEPT:</b>			<b>PLNG DEPT:</b>	
APPROVAL _____			APPROVAL _____	
DATE _____			DATE _____	

# Garfield County Building Requirements

**Codes:** 2009 IRC, IBC, IFGC, IMC, IPC, 2009 IECC.

**Setbacks:** Check subdivisions and zone district for setback requirements.

**Snowload (measured at the roof! Not ground):**

40 PSF	up to 7000 ft. elevation
50 PSF	7001-8000 ft. elevation
75 PSF	8001-9000 ft. elevation
100 PSF	9001-10000 ft. elevation

**Seismic design category:** B

**Weathering probability for concrete:** Severe

**Termite infestation probability:** None to slight.

**Wind Speed:** 90 mph

**Decay probability:** None

**Wind Exposure:** B or C (see section R301.2.1.4)

**Frost Depth:** 36 inches to 8000ft elevation. 42 inches 8001ft elevation and above.

**Winter Design Temperature:** Minus 2 to 7000ft.; minus 16 over 7000ft elevation.

**Air Freezing Index:** 2500° F-days to 7000ft.; over 7000ft. to be determined by Building Official

**Ice Shield under-layment required.**

**Mean Annual Temp:** Variable

**Insulation:** Windows/doors  $U=.35$ ; Skylights  $U=.6$ ; TBL 402.1.1, 2009 IECC.

Minimum R-Values:

- Ceilings/roofs R values are R-38 stick built structures. R38 log construction and steel rafter construction
- Walls R values are R-20 wood frame. See Table 402.2.5 2009 IECC for steel framing
- Floors R-values are R-30 or enough to fill cavity
- Basement wall R-values are R-10/13
- Slab perimeter R-values and depth is R-10/24 in.
- Crawl space wall R-value are R-10/13

Floors over vented crawlspaces must be insulated; R-30 or enough to fill the cavity. Vents shall be located below the bottom of the floor joist per IRC, R-408.1. As an alternative to insulating floors, crawlspace walls shall be permitted to be insulated when the space is not vented to the outdoors and meets the requirements of IRC, R-408.3. Basement walls must be insulated to frost depth. Common garage to house walls and ceiling-floors must have minimum R-20 insulation. Take precautions to protect plumbing in these areas.