



Garfield County

Community Development Department

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SINGLE FAMILY OR DUPLEX BUILDING PERMIT APPLICATION CHECKLIST

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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.

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: block, lot, tract, subdivision, filing, or section, township and range.
- Owner's name, mailing address, phone, email or cell.
- Contractor's name, mailing address, phone, email, or cell.
- Architect and/or Engineer's name, mailing address, phone, email or cell.
- Building size, height, number of stories and lot size.
- Type of Construction (Residential).
- Class of Work (New, Remodel/ Alteration, Addition, Repair, Move/ Relocation).
- Detailed description of work.
- Type of heating (natural gas, propane, electric, other).
- Sewer system (Community or OWTS), also see other items below.
- Garage (Attached or Detached).
- Driveway permit (please see other items below).
- Valuation (labor and materials), see attached worksheet.

OTHER ITEMS:

- **WILDFIRE MITIGATION** – All Garfield County property owners are recommended to employ wildfire mitigation strategies in the development and construction of all buildings throughout the County. Please refer to the following publication: "[FireWise Construction: Site Design & Building Materials](#)" which is available from the Colorado State Forest Service for specific wildfire mitigation strategies applicable to your project.
- 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.**
- OWTS 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.
- At the time of building permit submittal, 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.

- Additional Dwelling Units may require Administrative Review.
- A Colorado State Licensed Electrician and Plumber must perform installation and hook-ups, unless the homeowner is performing the work.

BUILDING PLANS: 2 sets of plans must be submitted. Plans must be 18"x24" minimum size, complete, identical, legible and to scale. 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 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 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.

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

- Minimum of four (4) elevations (N,S,E,W). Indicate height of building measured from existing grade to the midpoint between the ridge and eave of a gable or shed roof or to the top of a flat roof.
- Floor plans for each level, including dimensions and scale noted.
- Clearly label each room or space (bedroom, bath, kitchen, closet, etc).
- Show the location of the mechanical equipment.
- Building cross sections with construction details.
- Window sizes, types and operation noted on the floor plans or elevations.
- Specify roof slope/pitch, roof covering and siding materials.
- Stair and guard details specifying rise, run, height and spacing.
- Attic, roof and crawlspace ventilation details. Indicate size and location of ventilation openings.
- Minimum insulation shown for walls, floors, roofs/ceilings, slabs, basements and crawlspaces. Please see the Energy Compliance Sheet Requirements for additional requirements.
- Provide stove and fireplace make, model, EPA or Colorado Phase II Certification. Masonry fireplaces shall be designed to the International Residential Code (IRC) requirements.

ENERGY COMPLIANCE SHEET REQUIREMENTS:

Effective June 30, 2023 Please provide details showing how building complies / meets Garfield County’s adopted 2018 IECC and **Climate Zone 5.**

Depict and show outline the structure’s building thermal envelope. Outline should clearly show portions of the building to be conditioned inside the envelope (and label or otherwise identify any areas remaining unconditioned outside this envelope)

Energy Compliance Plan should further include:

Chosen Energy Compliance Path

- Prescriptive: Cross Sections of insulated assemblies including the selected material / R-Value and U-Values to comply with IRC Table R402.1.2
- U-Factor Alternative: Provide a ResCheck Report
- Total U-Factor Alternative: Provide software generated submittal design reports and inspection checklist for any RESNET ERI index or other performance path designs

Air sealing details around openings, pipes, penetrations, joints

Fenestration U-factors

Provide mechanical system design details including proposed efficiency rates, types of equipment, fuel types, locations

Energy efficient lighting specifications – 90% to be high-efficacy (LED complies)

Manual J Report required for new building structures and new equipment installations.

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

- SOILS REPORT - If the project is located in a subdivision with a final plat requiring site specific soils investigation report or if Structural plans make a specific reference to a soils report, then a copy of the soils report is required to submit a building permit application.
- Design specifications to include roof and deck snow load, wind and seismic design and frost depth.
- Foundation plan showing complete footing and foundation dimensions.
- Footing and foundation details specifying reinforcement and referenced on plans.
- Framing plans for each floor level and roof. All beams, columns, joists, rafters and trusses specified. Pre-manufactured structures require the engineers stamp, signature and date.
- Framing /connection details, braced wall lines, shear wall schedule, location and hold downs.

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 Division will collect a Plan Review fee at time of application submittal. The permit fee, as well as any Road Impact fees will be collected when the permit is issued.

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

Building cannot be occupied until a Certificate of Occupancy (CO) is issued. Using the building without a CO will be considered an illegal occupancy and may be grounds for vacating the premises. (Final/CO inspection requirements will be attached to your approved field set of plans.)

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

Owner Print: _____ Sign: _____ Date: _____

RESIDENTIAL ENERGY EFFICIENCY

R402.1.1 Vapor retarder. Wall assemblies in the *building thermal envelope* shall comply with the vapor retarder requirements of Section R702.7 of the *International Residential Code* or Section 1404.3 of the *International Building Code*, as applicable.

R402.1.2 Insulation and fenestration criteria. The *building thermal envelope* shall meet the requirements of Table R402.1.2, based on the *climate zone* specified in Chapter 3.

R402.1.3 R-value computation. Insulation material used in layers, such as framing *cavity insulation* or continuous

insulation, shall be summed to compute the corresponding component *R*-value. The manufacturer's settled *R*-value shall be used for blown-in insulation. Computed *R*-values shall not include an *R*-value for other building materials or air films. Where insulated siding is used for the purpose of complying with the continuous insulation requirements of Table R402.1.2, the manufacturer's labeled *R*-value for the insulated siding shall be reduced by R-0.6.

R402.1.4 U-factor alternative. An assembly with a *U*-factor equal to or less than that specified in Table R402.1.4 shall be an alternative to the *R*-value in Table R402.1.2.

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^f	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5 ^h or 13+10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5 ^h or 13+10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19

NR = Not Required.

For SI: 1 foot = 304.8 mm.

- R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
- The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
- "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall.
"15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- There are no SHGC requirements in the Marine Zone.
- Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
- Alternatively, insulation sufficient to fill the framing cavity and providing not less than an *R*-value of R-19.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- Mass walls shall be in accordance with Section R402.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

TABLE R402.1.4
EQUIVALENT U-FACTORS^a

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR ^b	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.32	0.55	0.030	0.060	0.098	0.047	0.091 ^c	0.136
4 except Marine	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.30	0.55	0.026	0.045	0.057	0.028	0.050	0.055

- Nonfenestration *U*-factors shall be obtained from measurement, calculation or an approved source.
- Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall *U*-factors shall not exceed 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.
- In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall *U*-factor shall not exceed 0.360.



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BUILDING PERMIT APPLICATION

TYPE OF CONSTRUCTION	
Commercial/Multi-Family	Demolition
Manufactured Home or Tiny Home (Single or Multi-Level)	
Residential (SF, Duplex or Townhome)	Reroof
Accessory Dwelling Unit (ADU) - MAXIMUM SIZE OF 1,200 SQUARE FEET	

INVOLVED PARTIES
Property Owner: _____ Phone: (____) _____ Mailing Address: _____ Email Address: _____
Contractor: _____ Phone: (____) _____ Mailing Address: _____ Email Address: _____
Architect: _____ Phone: (____) _____ Mailing Address: _____ Email Address: _____
Engineer: _____ Phone: (____) _____ Mailing Address: _____ Email Address: _____
Manufactured Home Installer: _____ Phone: (____) _____ Mailing Address: _____ Email Address: _____

PROJECT DETAILS			
Describe Work: _____ _____			
Job Address: _____			
Assessor's Parcel Number: _____			
Sub. _____ Lot _____ Block _____			
Owner's Valuation of Work: \$ _____ Property Size (Sq. Ft. or Acres): _____			
Sq. Ft. of Building: _____ Height: _____ # of Floors: _____			
Class of Work:	New	Remodel/Alteration	Addition
Garage:	Attached	Detached	

PROJECT DETAILS CONTINUED				
Septic:	OWTS		Community	
Type of Heat:	Natural Gas	Propane	Electric	Other
Driveway Permit:	Exempt		Permit #: _____	

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 Division.

Other Permits. Multiple separate permits may be required: (1) State Electrical Permit, (2) County OWTS 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 Division 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 Division. 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, OWTS regulations and applicable land use regulations (County Regulation(s)). All County development requiring a permit, except for residential uses, are subject to Article 7 of the Land Use and Development Code. 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 Division 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 Division 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 and Certification above, as well as, have provided the required information which is correct and accurate to the best of my knowledge.

_____ Date

Property Owner Print and Sign

OFFICIAL USE ONLY				
Special Conditions:				
Adjusted Valuation:	Plan Check Fee:	Permit Fee:	Manu. Home Fee:	Misc. Fees:
Total Fees:	Fees Paid:	Balance Due:	BP No:	OWTS No:
Setbacks:	OCC Group:	Const. Type:	Zoning:	
BUILDING / PLANNING DIVISION : _____				
Signed Approval			Date	