

Rio Blanco County Building Department

317 E Market

Meeker, CO 81641

Phone 970-878-9450

Fax 970-878-9581

www.co.rio-blanco.co.us (Building Department).

The following Codes are currently adopted:

2006 International Building Code

2006 International Residential Code

2006 International Mechanical Code

2006 International Plumbing Code

2006 International Fuel Gas Code

2006 International Energy Conservation Code

2006 International Fire Code

105.1 PERMIT REQUIRED. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done shall make application to the building official and obtain the required permit.

STEPS TO APPLY FOR A BUILDING PERMIT

- 1. FILL OUT BUILDING PERMIT APPLICATION:** Must be complete; all applicable information supplied.
- 2. PREPARE SITE PLAN:** Provide 2 copies. Provide all applicable information from checklist, page 3.
- 3. BUILDING PLANS:** Provide 3 complete plans. Must include all applicable information from checklist; page 4 for residential, pages 5,6,and 7 for commercial or industrial.
- 4. WATER:** Proof of an existing culinary water well, a valid well permit, connection to an approved system, or a design for an individual culinary water cistern system.
- 5. ISDS (Individual Sewage Disposal System):** Systems must be designed by a Colorado Licensed Engineer. Information must be submitted with building permit application. (Separate applications and permits are required.)
- 6. SOILS INVESTIGATION:** All foundations must reference a Soils Investigation.
- 7. ENGINEERED FOUNDATION:** All foundations must be designed by a Colorado Licensed Engineer and reference a Soils Investigation. Exception: Detached Residential accessory buildings under 1200 sq ft.
- 8. SUBMIT PLANS, AND APPLICATIONS TO THE BUILDING DEPARTMENT:** (Incomplete applications or information will result in delays in the permit being issued.)
- 9. REVIEW:** After review by Planning and Building Departments you will be notified of plan review fees, permit fees or any additional information that is required. (All plans must meet the Rio Blanco County Building Code.)
- 10. PAYMENT OF REQUIRED FEES:**
Plan review fees must be paid before the plans are reviewed.
Permit fees must be paid before a permit is issued.
Impact fees must be paid before a permit is issued.

INSPECTIONS

1. Inspection requests: It shall be the duty of the permit holder or their agent to notify the Building Official that such work is ready and request an inspection.
2. Approved plan must be on construction site for inspection.

3. Permit number and address is information required when inspection appointment is made.
4. Re-inspection fee may be charged if work has been inspected twice and still not accepted, or if approved plan is not on site and visible.

SITE PLAN CHECK LIST

- Dimensions of all property lines (in feet) and acreage of property
- Scale used
- North arrow
- Easements and utilities; if none, please state so
- Dimensions, square footage, use, and height of all existing and proposed structures
- Distances between your well/cistern, septic systems, structures property lines, and water features(in feet)
- All adjacent roads with names and the location, width and slope of your driveway
- Section, Township, and Range
- Subdivision name and lot number or Assessor's parcel number
- Owner's name
- Elevation of proposed building site
- The distance from the proposed structure to all property lines within 100 feet
- Properties within flood hazard areas require an Elevation Certificate or Engineer/Surveyor's determination letter. You are required to provide proof that the building site is outside of a floodplain or complies with County floodplain regulations. FEMA maps are available for your use in the County Development Department.
- Parking/loading and accesses with dimensions other than single family or duplex residential units: Please see Section 270, RBC Land Use Regulation (LUR)
- Exterior lighting location (Section 269, RBC LUR)
- Any planned landscaping (Section 268, RBC LUR)

- Drainage plan: Arrows showing direction of slope or run-off for single family residences, complete drainage plan for multi-family, commercial, or industrial developments
- Any planned signage (Section 271 RBC LUR)
- Any proposed fencing

CONSTRUCTION PLANS (one and two family dwellings)

CONSTRUCTION PLANS (3 sets) including Architectural and Structural components

- Floor plans for each level, complete dimensions, drawing scale noted
- Minimum Four (4) Elevations N, S, E,W
- Building Cross-Sections and construction details
- Each room clearly labeled (eg. bedroom, living, kitchen etc.)
- Location of mechanical equipment shown on plans
- Window sizes and types noted on floor plan or elevations with rough opening sizes and window operation clearly indicated
- Guard rail details shown
- Roof covering and siding specified
- Roof slope/ pitch shown
- Attic Ventilation
- Minimum Insulation shown for walls, floor and roof
- Fireplaces labeled as gas or wood burning. (If wood burning, model # and specs required)

STRUCTURAL SHEETS

- All sheets of the plans wet stamped / signed by Colorado State Licensed Engineer or Architect
- Soils Report (2 copies)
- Design specifications sheet including:
 - Roof live load (snow)
 - Floor / Deck Live Load
 - Wind Design
- Foundation Design (wet stamped / signed by Colorado State Licensed Engineer per soils report)
- Soils report number referenced
- Foundation plan shows complete footing / foundation dimensions
- Footing / foundation reinforcement details provided and referenced on plan
- Dedicated framing plans for each floor level and roof framing; all beams, joists, rafters clearly shown
- Framing details provided

CONSTRUCTION PLANS (multi-family, commercial, industrial)

CONSTRUCTION PLANS (3 sets) including Architectural and Structural components PROJECT SPECIFICATIONS AND MANUALS

- Cover sheet: Must be wet stamped and signed by a Colorado State Licensed architect
- Project Summary: Including area calculations, actual square footage/allowable, occupancy classification summary, type of construction, height, fire sprinklers etc.
- Complete Project Manual and specifications including window and door schedules (sizes, hardware and fire rating schedules), construction details, construction and materials specifications
- Two (2) Soils/Geotechnical report copies for the building site

ARCHITECTURAL SHEETS

- All sheets of the plans must be wet stamped and signed by Colorado State Licensed architect
- Complete Floor plans for each level, complete dimensions, drawing scale noted
- Complete Minimum (4) Elevations N,S,E,W
- Complete Building Cross Sections and construction details
- All Rooms/areas clearly shown on the floor plan with labeled use of each room/area. Include seating plans for any assembly areas. Clearly show all equipment rooms (mechanical, electrical, elevator, etc.)
- All wall types clearly labeled and referenced on floor plans. Identify all fire resistive wall construction
- Complete construction details for all fire resistive elements of the building referenced on floor plans and cross-sections. Include wall assemblies, floor/ceiling assemblies, roof /ceiling assemblies, shaft wall assemblies, structural frame etc. All construction details must have the fire resistive listing number referenced on each assembly detail (eg. UL P528).
- All doors and windows clearly labeled and referenced to the door and window schedules. All door swings shown per exiting requirements
- Complete stairway and guardrail details and construction plans
- Roof covering, exterior wall covering and interior finishes clearly shown on the plans
- Floor finish plans
- Reflected ceiling plans
- Accessibility: Plans must show compliance with accessibility requirements for all elements of the building per ANSI 117.1 / ADA/ FHA (eg. Restroom details), and Disabled persons path of travel throughout the building where applicable

STRUCTURAL SHEETS

- All sheets of the plans must be wet stamped and signed by Colorado State Licensed Engineer
- Design specifications sheet including:
- Roof live/dead-load (snow)

- Floor/deck/corridor live/dead-loads
- Wind design
- Seismic design
- Special loading (parking garages, etc.)
- Foundation design criteria per soils report with soil/geotechnical report referenced
- Footing/foundation reinforcement details provided and referenced from plan review
- Framing plans for each level of building with all walls, columns, beams, joists, rafters and other structural elements clearly shown
- Complete Construction details showing connections of structural framing elements including details for special connections (welding, bolting etc.)

MECHANICAL

- All sheets of the plans must be wet stamped and signed by Colorado State Licensed Engineer
- Floor plans for each level with single line drawings overlaid showing the following:
 - Size, location and materials of all ductwork, plenums, registers, return air, and outside air intake registers
 - Size and location of all combustion air ductwork and openings
 - Size, type and termination of appliance flues/vents
 - Locations of all fire and combination smoke/fire dampers and ceiling dampers
- Complete equipment schedules for all mechanical equipment (eg. boilers, furnace, exhaust fans, etc.)
- Commercial kitchen hoods: Information regarding hood sizes, duct sizes, CFM calculations etc., is required

PLUMBING

- All sheets of the plans must be wet stamped and signed by Colorado State Licensed Engineer
- Floor plans for each level with single line drawings overlaid showing the following:
 - Drain, waste, vent layout and sizing; materials, drainage slope, sewer location etc.)
 - Water piping and sizing: Materials, length and size of pipe, water meter location, fixture unit demands; locations and type of all backflow prevention devices
 - Gas piping and sizing: materials, length and size of pipe, gas meter location, BTU/hour demands
- Any additional piping plans (roof drains, medical gas, condensate etc.)
- Complete plumbing fixture schedules for all plumbing equipment
- Commercial kitchens: Additional information is required on plumbing fixtures, food preparation or serving equipment, grease interceptors etc.

ELECTRICAL

- All sheets of the plans must be wet stamped and signed by Colorado State Licensed Engineer
- Floor plans for each level with single line drawings overlaid showing the following:
 - Lighting fixtures, receptacles, switches, exit and emergency signs and lighting, panel locations, etc.
 - Single line diagram-power showing service, entrance-conduit and wire size, main disconnect size, grounding electrode and grounding electrode conductor size, feeder conduit and wire size, transformers, generators etc.
 - Panel schedules showing bus sizes, breaker sizes, circuit description, voltage, phase, amperage etc.

INSULATION

- Show compliance with the 2006 IECC. (COMCHECK)

Ground snow load by elevation (for reference only)

| | |
|---------------|---------|
| To 6,000 feet | 40 psf |
| 6001 to 6500 | 50 psf |
| 6501 to 7000 | 60 psf |
| 7001 to 7500 | 70 psf |
| 7501 to 8000 | 80 psf |
| 8001 to 9000 | 90 psf |
| above 9000 | 115 psf |

Actual roof snow load will be determined by the building official.

Wind design 90 mph Exposure B or C See Sec. R302.2.1.4

Seismic category B

Frost line depth

| | |
|-------|-----------------------------------|
| 36 in | 5,000 to 6,000 feet in elevation |
| 42 in | 6,001 to 8,000 feet in elevation |
| 48 in | 8,000 feet in elevation and above |

Termite infestation probability - none to slight

Decay probability - none to slight

Winter design temperature - minus 6 up to 7,000 feet.

Ice and water under - layment required - Yes

Air freezing index - 1,500

Mean annual temp – 45 degrees

AGRICULTURAL BUILDING

DEFINITION: A structure designed and constructed to house farm implements, livestock and feed, not a place of employment, business, work shop or to be used by the public.

Contact the Building Department for a determination of whether a building permit will be required.

You must submit the following information for review.

1. Complete Agricultural building exemption application
2. Provide 2 copies of Site plan (see site plan checklist page 3)
3. Provide 2 copies of plans showing size of building, framing materials and placement, siding and roofing materials, must meet snow and wind requirements for building site
4. Plan review fee may be required
5. If all requirements are met the applicant will receive a letter of approval upon the receipt of this letter the building may be built or installed

Agricultural Buildings that are built without approval and do not meet set back or other requirements may be required to be moved. All Agricultural buildings must meet the requirements of the Rio Blanco County building code including snow and wind loads.

OIL, GAS AND INDUSTRIAL BUILDINGS

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure must make application to the Building Official and obtain the required permits.

Building permits are required for all Buildings, temporary offices, temporary living quarters (TLQ's), and temporary storage over 120 square feet (shipping containers or other)

Exempt from permit: One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet

New ISDS systems must be designed by a Colorado Licensed Engineer

Existing ISDS systems that are changing use must have information supplied that verifies that it meets the requirements of the new use or that the system meets the county requirements, verified by a Colorado Licensed Engineer

All required inspections, Rio Blanco County taxes and requirements must be completed before Certificate of Occupancy will be issued. No building shall be occupied before a Certificate of Occupancy is issued or it will be considered to be in violation of the Rio Blanco County Building Code.

REQUIRED BUILDING INSPECTIONS
SOME, ALL OR MORE MAY APPLY
CHECK WITH BUILDING DEPARTMENT
(APPROVED PLAN MUST BE ON SITE FOR ALL INSPECTIONS)

1. FOOTINGS: Building setbacks and required frost depth. Property lines close to building site must be marked. Inspection will be done after forms have been placed, steel reinforcement has been installed and before concrete placement.

2. FOUNDATION: After reinforcement steel is installed, forms are in place and before concrete placement. (UFER ground in place.)

3. ISDS (septic systems): Must be designed by a Colorado Licensed Engineer. Engineer must provide letter stating the system was installed to the approved plans. If connection is to a sewer system, the drain piping must be inspected before covering.

4. UNDER FLOOR SLAB PLUMBING/MECHANICAL: Air or water test, inspect before concrete placement.

5. ELECTRICAL: (STATE INSPECTOR)

Must have proof of electrical inspection acceptance before scheduling a 3-way inspection. Must have proof of final electrical inspection acceptance before a Certificate of Occupancy may be issued.

6. FRAMING, PLUMBING, MECHANICAL (3-WAY INSPECTION): May be done on same inspection. Plumbing, mechanical venting, gas piping, combustion air, all doors and windows, safety glazing, roof and attic ventilation, fireplace, pellet and wood stove chimneys and vents. No roof or exterior wall coverings may be installed before this inspection is completed. (TRUSS ENGINEERING AND MANUFACTURERS MECHANICAL EQUIPMENT INSTALLATION INSTRUCTIONS MUST BE ON SITE AT TIME OF INSPECTION).

7. GAS LINE AIR TEST: Can be done on 3-way inspection. Must be done before gas connection is made and before covering.

8. PRE BRICK, ROCK , SIDING AND STUCCO INSPECTION: Flashings, wall protection, or wire must be inspected before any walls are covered.

9. FIREPLACE, WOOD, GAS AND PELLET STOVES: Masonry fireplaces, where needed, before covering, installation instructions must be on site at time of inspection.

10. INSULATION: All required insulation must be inspected before being covered. Attic insulation may be inspected on final inspection (ladder must be provided)

11. DRYWALL: Type, fastening, placement, fire protection, must be inspected before tape is applied.

12. FINAL OR CERTIFICATE OF OCCUPANCY INSPECTION: COMPLETE INSPECTION CHECKLIST.

CERTIFICATE OF OCCUPANCY REQUIREMENTS

(Approved plan must be on site)

- Address on building and at driveway entrance if address is not visible from road.
- Final grade 6 inches in 10 feet, driveways, sidewalks and parking areas are complete.
- Gas, water, sewage connections are complete.
- Proof provided of final electrical inspection acceptance.
- Permanent steps, landings and rails in place.
- Siding, roofing, attic ventilation, all decks and stairs complete.
- Garage to dwelling fire-rated separation and required under-stair separation complete.
- All plumbing installed, connected and working.
- All mechanical, vents, combustion air, covers and terminations installed.
- Propane tanks set, gas connections complete.
- All interior stairways, landings, guards and rails installed.
- Attic access and insulation installed with card stating type and R value.
- Crawl space access, insulation, permanent ladder and vapor retardant installed.
- Kitchen cabinets installed and completed. Non-absorbent kitchen floor coverings.
- Kitchen countertops installed.
- Access or removable panel to jetted tub.
- Fireplaces, woodstoves, chimneys: Manufacturers installation manual on site.
- Hose bibbs fastened to house.
- All trash and debris removed from site.
- Subdivision homeowners association final (if applicable).
- Sign off by County and State Departments where applicable.
- Use tax paid in full.

Exceptions may be made for some items that cannot be finished due to extenuating circumstances, such as weather.

A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL APPLICABLE ITEMS ON CHECKLIST HAVE BEEN COMPLETED.

SECTION R110 CERTIFICATE OF OCCUPANCY

110.1 USE AND OCCUPANCY. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the code or of other ordinances of this jurisdiction, Certificates presuming to give authority to violate or cancel the provisions of the code of other ordinances of this jurisdiction shall not be valid.

110.4 TEMPORARY OCCUPANY. The building official is authorized to issue 120 day temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such completed portion or portions may be occupied safely. No more than one 120 day temporary certificate of occupancy may be issued for each building or structure.

The procedure for obtaining a 120 day temporary certificate of occupancy and the fee required is as follows:

1. A letter stating good cause why the project cannot be completed before occupancy shall be delivered to the Building Official.
2. A fee of \$800.00 must be paid before a 120 day temporary certificate of occupancy is issued. Partial refunds of a portion of the fee may be obtained if the building or structure is completed and a final inspection resulting in the issuance of the certificate of occupancy occurs before the end of 120 day period according to the following schedule:.

If the certificate of occupancy is issued within 30 days from the date the temporary certificate of occupancy is issued the refund is \$600.00; if within 60 days, the refund is \$400.00; if 90 days, the refund is \$200.00.

If the project for which the 120 day temporary certificate of occupancy is issued has not been completed within the 120 days, the permit expires and the building or structure must be vacated immediately. Continued occupancy without a Certificate of Occupancy is a violation and subject to fines and penalties as provided in Section R113 Violations.

SECTION R105.1 PERMITS.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after its issuance. Permits must pass a required inspection during every 180 day period after each inspection in order not to be considered suspended or abandoned. If a permit has expired, a re-issued or new permit must be obtained. The fee for the re-issued or new permit shall be one half that of the original fees provided that no changes have been made in the original plans and specifications for such work. If the suspension or abandonment have exceeded on year a new application must be submitted and the full amount of permit and plan review fees must be paid.

Any person holding an unexpired and valid permit may apply for an extension of time to commence work, return to work or complete work under said permit by submitting a written request describing justifiable cause for such extension. This request shall be received prior to the date on which the original permit expires. An extended permit is valid for 180 days from the date of the extension. Extended permits do not require compliance with codes adopted since the original permit was issued, and do not require payment of new fees. No permit shall be extended more than twice.

When a permit has expired and a more current edition of the building code has been adopted, the original plans shall be reviewed and required to comply with the current code. In addition to the permit fee, the permittee must pay a new plan review fee based on the then current projected project valuation.

108.4.1 WORK COMMENCING BEFORE PERMIT IS ISSUED. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a penalty in an amount equal to 100% of the permit fee. This penalty is in addition to any other penalties, fees or remedies provided by law.

VIOLATIONS

113.1 UNLAWFUL ACTS. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

PENALTIES 30-28-209

(1) (a) It is unlawful to erect, construct, reconstruct, or alter any building or structure in a manner that results in a violation of any regulation in, or of any provisions of, the area building code, or any amendment thereof, enacted or adopted by the board of county commissioners under the authority of this part 2. Any person, firm, or corporation violating any such regulation, provision or amendment thereof, shall be punished by a fine of not more than one hundred dollars, or by imprisonment in the county jail for not more than ten days, or by both such fine and imprisonment. Each day during which such illegal erection, construction, reconstruction, or alteration continues shall be deemed a separate offense.

109.5 SANITATION AT CONSTRUCTION SITES. Temporary toilet facilities shall be provided for construction workers at construction sites. Such facilities shall be conveniently located and maintained in a sanitary condition. The facilities shall be available from the time the work is started until a certificate of occupancy is issued.

PERMIT FEES

1. Permit fees are calculated by using the latest version of the International Code Council Building valuation data chart which is updated semi annually or the applicant's estimate of actual costs.
2. Using the classification, square footage and construction type of the building multiplied by the data given in the chart equals the valuation of the building which is then multiplied again by a permit fee multiplier which determines the permit fee. (Contact the Building Department for current multiplier numbers or estimated cost of permit).

OTHER FEES AND INSPECTIONS

1. Inspection outside of normal business hours, minimum charge two hours.....\$47.00/HR
2. Re-inspection Fees.....\$47.00/HR
3. Inspections for which no fee is specifically indicated, minimum charge one-half hour.....\$47.00/HR
4. Additional plan review required by changes, additions or revisions to plans.....\$47.00/HR
5. For use of outside consultants for plan review and inspections or both.....\$Actual Cost
6. Re-permit Fee for expired permit.....50% of original fee
7. Building without a Permit.....penalty will be 100 % of permit fee
8. Plan Review fees are in addition to permit fees. (up to 65% of permit fee).
9. Agricultural building review fee.....\$50.00
10. Temporary Certificate of occupancy.....\$800.00
(maximum 120 days) may be partially refunded if completed early.

ALL INSPECTIONS MUST BE COMPLETED, INCLUDING A FINAL ELECTRICAL INSPECTION, A FINAL BUILDING INSPECTION AND ALL USE TAX AND COUNTY REQUIREMENTS MUST BE SATISFIED BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THEN AND ONLY THEN CAN THE BUILDING BE OCCUPIED.

TEMPORARY OFFICES

Building Department approvals and permits are required for the installation and use of all temporary offices and temporary storage buildings and structures in Rio Blanco County

BEFORE INSTALLATION

- 1. PLANNING DEPARTMENT APPROVALS:** Must have any required permits or approvals before a permit can be issued.
- 2. FILL OUT BUILDING PERMIT APPLICATION:** Provide all applicable information.
- 3. PREPARE SITE PLAN:** Provide 2 copies and all applicable information from the checklist on page 3.
- 4. PROVIDE FLOOR PLAN:** Provide 2 copies showing all dimensions of building. Use of rooms must meet the requirements of the Rio Blanco County Building Code.
- 5. COLORADO DIVISION OF HOUSING:** Provide Insignia or proof of approval.
- 6. ENGINEERED SET UP INSTRUCTIONS:** Must be stamped by engineer licensed in the state of Colorado.
- 7. WATER SUPPLY AND SEWAGE DISPOSAL PLAN APPROVAL.**
- 8. SUBMIT ALL INFORMATION TO BUILDING DEPARTMENT:** This information will be reviewed by planning and building departments for compliance.
- 9. PAY FOR PERMIT(s).**
- 10. INSPECTIONS REQUIRED:**
 - SET UP INSPECTION:** Approved installation instructions must be on site.
 - FINAL INSPECTION:** All steps, landings, guardrails and handrails must be installed to meet the 2006 IBC codes.
 - Mechanical systems connected and working.
 - Plumbing connected and working.
 - Final electrical inspection complete and accepted.
 - Address posted.
 - Any additional Rio Blanco County requirements completed.

Any building used before a Certificate of Occupancy is issued will be considered in violation of the Rio Blanco County Building Code.

REQUIRED MANUFACTURED HOME INSPECTIONS

(Approved plan and installation instructions must be on site)

1. **FOOTINGS:** Building setbacks, frost depth, reinforcement steel inspection will be done after forms have been placed and steel installed, and before placement of concrete. Any property lines within 100 feet of structure must be marked.
2. **FOUNDATION:** Inspected after walls have been formed and reinforcement steel is installed, and before placement of concrete. (UFER ground must be in place).
3. **SEPTIC:** System must be engineered or Sewer connection, where available, must be inspected before covering..
4. **UNDER FLOOR SLAB PLUMBING/MECHANICAL:** If set over basement, air or water test required on drains and vents before concrete placement.
5. **PRE-INSTALLATION INSPECTION:** Manufactured homes must be inspected for damage, design information affixed, manufacturer's installation instructions and information on floor load, roof load and wind design must be supplied to the Building Department prior to set up. (Pre-occupied buildings must be inspected and approved before moving into Rio Blanco County or to site.)
6. **CONNECTION INPECTION:** After home is set on foundation and before covering, roof ridge beam, floor connections, foundation connections and strapping, all cross-over connections must be complete.
7. **GAS LINE AIR TEST:** Must be done before gas connection is made.
8. **PLUMBING:** Air or water test of drains and vent piping.
9. **FIREPLACES AND WOODSTOVES:** Any additional chimney pipe, draft stops, floor penetrations and clearances must be inspected before covering. Manufacturer's installation instructions must be on site.
10. **CERTIFICATE OF OCCUPANCY:** Final inspection

- Address on building and at driveway entrance if address is not visible from road.
- Positive exterior grade, driveways, sidewalks and parking areas complete.
- Gas, water and electrical meters in place (all applicable).
- Permanent porches steps and rails in place.
- Siding and roofing finished.
- All plumbing installed, connected and working.
- All mechanical vents, combustion air covers must be installed and working.
- Final electrical inspection completed and accepted with record.
- Propane tanks set, gas connections complete.
- Crawlspace access, insulation, permanent ladder and vapor barrier installed.
- All trash and debris removed from site.
- Colorado Division of Housing Insignia attached to home.
- Sign-off by County and State Departments where applicable.
- Subdivision Home-owner final if applicable.
- Fireplaces, woodstoves, chimneys require manufacturers installation manual on site.
- Use tax paid in full.