



Las Animas County Building Office

Are you ready to build?

A Certificate of Occupancy must have 2 signatures on it to be issued to a property owner, Health Department and Building Inspector : **Structural aspects (foundation, trusses, etc.) must be reviewed or designed and “wet stamped” by a Colorado Registered Professional Engineer. Stamped framing plan will be determined on a case by case basis.** New accesses onto county maintained roads require a Driveway Access Permit which is through the Las

Manufactured Homes

All manufactured homes in Las Animas County will be issued a Certificate of Occupancy. The inspector’s signatures on the building permit are required. A State of Colorado, Division of Manufactured Housing, sticker will be placed on manufactured home at the time of final

Contractor Information

It is the responsibility of the contractor to make sure there is a valid permit on the job, prior to starting the job. Every contractor is responsible to call our office and request any and all required inspections. Contractors must let our office know when jobs are completed, so we can final the job and sign off on permit.

If the property owner pulls the permit and is doing all the work, then it is the responsibility of the property owner to call for all inspections.

Required Inspections for Building in Las Animas County

Please call 24 hours in advance when scheduling an inspection.

- 1) ZONING: Building inspector will make sure your construction plan complies with zoning regulations. (i.e. setbacks, minimum lot size, minimum dwelling size)
- 2) SEPTIC: A Septic Permit must be completed before a building permit is issued. Health Department approves septic systems.
- 3) FOOTING: After re-bar is in place, but before concrete is poured. Building Inspector does this inspection.
- 4) FOUNDATION: After elevations are determined, forms are in place, and re-bar is in place. Re-bar requirements are 24” on center uprights vertically; horizontally two at the bottom; two at the top, and depending on height of wall, one every 24” on center. All #4’s minimum, grade 60. Building Inspector does this inspection.
- 5) RADON PIPING INSPECTION
REMEMBER: Plumbing and Electrical permits must be completed and sent in to the state to receive that permit.
- 6) FRAMING: After rough in plumbing and electrical inspections are done and signed off by State Inspectors.
- 7) INSULATION: Building Inspector will do this inspection before dry wall is started.
- 8) DRY WALL: After completely sheet rocked, nailed or screwed, but before taping or filling has begun. Building Inspector will do this inspection.
- 9) FINAL ELECT.: State Electrical Inspector must approve final electrical work and sign off in order to get a Certificate of Occupancy.

FINAL: Building Inspector will sign off on Building Permit when house is ready for habitation and all other permits are finalized by Health Department, Electrical and Plumbing inspectors.

STRUCTURAL DESIGN REQUIREMENTS

All buildings must be built to the specifications as set forth in the 2009 International Building Code (IRC/IBC/IMC) and the 2009 Edition of the International Energy Conservation Code.

SNOWLOAD

30# BELOW 8,000 FEET

40# ABOVE 8,000 FEET

ICE BARRIER REQUIRED ABOVE 6,500 FEET

WINDLOAD

100 MPH BELOW 8,000 FEET

120 MPH ABOVE 8,000 FEET

FROST DEPTH

32” BELOW 8,000 FEET

48” ABOVE 8,000 FEET

SEISMIC

CATEGORY B

EXPOSURE B



Las Animas County Building Office

Are you ready to build?

The Building Inspector makes sure your construction plan complies with zoning regulations i.e. setbacks, minimum lot, and dwelling size. The inspector reviews and approves the building plans and performs required inspections.

Permits are needed to erect, construct, re-construct, alter or remodel any building, structure, or improvements within Las Animas County. A permit is not required for buildings less than 120 sq. ft.

For example, you need a permit for re-roofs, foundations, manufactured homes, remodels, additions, garages, decks, buildings for agriculture use, such as pole barns, new homes, and commercial buildings

Agriculture buildings such as pole barns require a permit however, there is not a fee if for Ag use is established. A permit fee is based on the building valuation and size.

The life of a building permit is one (1) year. If no work has commenced in 180 days, the permit becomes null and void and another permit is required. A permit may be extended, if construction has started, for two additional periods providing the applicant submits a letter to the Building Inspector requesting an extension and construction has started. Extended permits are good for 6 months each.

The following items / drawings or complete design plans that conform to the 2009 International Building or Residential Code are needed to obtain a building permit, including an estimate of cost. All structural aspects (foundation, trusses, etc.) must be reviewed or designed and "wet stamped" by a Colorado Registered Professional Engineer: Stamped framing plan will be determined on a case by case basis.

- SEPTIC PERMIT:** The septic permit must be completed before a building permit is issued. The Health Department approves septic permits.
- SITE PLAN: prefer 1/8" = 1'-0"**
 - o Building footprint with all projections & dimensions to all property lines and/or other buildings
 - o North arrow
 - o Easements including power
 - o Sewer and water locations
 - o Retaining walls
- FOUNDATION PLAN** (home owner may want to have a soils analysis done prior to placing the foundation): **prefer scale 1/4" = 1'-0"**
 - o Drawings to include footings, foundations, piers, grade beams, etc..
 - o Reinforcement size and spacing designed by.
 - o Anchor bolt spacing and size
- FLOOR PLAN: prefer scale 1/4" = 1'-0"**
 - o Full architectural plans, fully dimensioned, and labeled
 - o All wall-to-wall dimensions
 - o Include adjoining rooms, labeled for use,
- ELEVATIONS: prefer scale 1/4" = 1'-0"**
 - o Elevations from north, south, east & west
 - o Finished grade and material to be used
- STRUCTURAL and ARCHITECTURAL DETAILS: prefer scale 1/4" = 1'-0"**
 - o Roof, to include eaves, overhang, slopes, rake, and gables
 - o Structural framing details
 - o Structural section with details at foundation, floor, and roof levels
 - o Cross section view in each direction specific to the structure, generic not acceptable
 - o Identify all materials, material sizes, spacing, etc.
- HVAC**
 - o Location of HVAC equipment
- PLUMBING DETAILS:**
 - o Show all plumbing fixtures, water heater locations, and floor drain locations
- ELECTRICAL DETAILS:**
 - o Service meter location, main breaker size in amps, and sub-panel location(s)
- STAIR DETAILS:**
 - o Stairway width, rise, run, landing length, headroom height, handrail, guardrail & baluster details
- DRAINAGE:**
 - o Survey 100-year drainage plan for property, 100-year flood plain assessment
- PARKING:**
 - o Survey of parking area including A.D.A. Handicap Parking and location

Things To Do and Contact List

Water Well

Need permit to drill contact the Colorado Division of Water Resources, 1313 Sherman Street, Room 823, Denver, CO 80203. 303-866-3581 or contact the well driller and they will assist you.

Septic Tank

Las Animas County Health Department, 412 Benedicta Avenue, Trinidad, CO 81082. 719-846-2213 Fax: 719-846-4472.

Building

Bob Martin 719-890-0028

Las Animas County 719-845-2568

Plumbing

www.dora.state.co.us/plumbing.

Electrical

https://www.colorado.gov/pacific/dora/Electrical_Permit_Inspection_Info