

12/18

**MISC BUILDING PERMIT APPLICATION**

(sheds, roofs, decks, fences, sprinkler systems, etc)

231 North 7<sup>th</sup> Street - P.O. Box 70

Silt, CO 81652

Phone (970) 876-2353 Ext. 109 Fax (970) 876-2937

PERMIT NO. \_\_\_\_\_

ZONE DISTRICT \_\_\_\_\_

Use of Property \_\_\_\_\_

Job address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Lot No. \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Owner: \_\_\_\_\_ Phone No. \_\_\_\_\_

Mailing address: \_\_\_\_\_

Email address: \_\_\_\_\_

Contractor: \_\_\_\_\_ License: \_\_\_\_\_ Phone No. \_\_\_\_\_

Contractor's Email address: \_\_\_\_\_

Describe Work: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

New \_\_\_\_\_ Repair \_\_\_\_\_

Sq ft of Lot (s): \_\_\_\_\_ Lot Coverage (Include Overhangs): \_\_\_\_\_

Total Sq ft or Linear ft of project: \_\_\_\_\_

\*\*\*\*\*

**Notice – READ AND INITIAL BEFORE SIGNING**

This permit expires 180 days from the date of issuance. I certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

**\*\* REMINDER\*\***

**You must call for utility locates at 811 or 1-800-922-1987 at least 3 business days prior to digging for your project to prevent possible fines. The law has changed regarding rules for excavation. For more information, call the number above or go to the Colorado Utility Notification website:**

[www.colorado811.org](http://www.colorado811.org)

\_\_\_\_\_  
Signature of Contractor / Date

\_\_\_\_\_  
Signature of Owner / Date

\*\*\*\*\*

Valuation: \_\_\_\_\_

Total Due: \_\_\_\_\_

Permit Fee: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Plan Ck Fee: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Use Tax: \_\_\_\_\_

Plumbing Permit: \_\_\_\_\_

Bldg Dept Approval: \_\_\_\_\_

Mechanical Permit: \_\_\_\_\_

Planning Dept Approval: \_\_\_\_\_

Flood Plain: Yes ( ) No ( ) (If yes, see attached comments)



## CHECKLIST FOR SPRINKLER SYSTEM PERMITS

- Complete an application form.
- If you live in a homeowners association, obtain written approval of your landscape plan from the homeowners association before you apply for your permit. Bring that approval letter with your application. We need copies of everything you provided to the homeowners association to request your approval letter.
- Site plan is required. We suggest you make a copy of the Improvement Location Certificate for your property and draw on the copy. Show the areas to be irrigated and show plantings on drip system. Show the dimensions of the planted areas and calculate the square footage of each area.
- You are required to install an automatic timer on your sprinkler system. Please be sure the system includes a “rain-off” sensor.
- Detail:
  - What are the measurements of the irrigated areas?
  - How many trees or shrubs will be planted?
- Plan review process: Items can be handled more quickly when all the details are presented with the application. Please provide as much information about your project as you can to assist staff with processing your application.
- Payment of application fee, plan check fee, and use tax.
  - Use tax is calculated based on the cost of materials for the sprinkler system.
- When review is completed, a permit card will be prepared for your project and you will be notified that your permit is ready to be picked up.
- Do not start work until you have the permit card posted at your property.

## Chapter 13.02 - IRRIGATION WATER<sup>[1]</sup>

### 13.02.010 - Intent.

The intent of this section is to delineate the town's position relative to non-potable irrigation service provided and maintained by the town for its residents and businesses. The town's non-potable system was installed in the year 1995 in order to reduce the town's cost to deliver irrigation water and to preserve the town's domestic capacity in its water treatment plant. The town encourages the cultivation of 3,500 square feet or less of irrigable space on each residential lot and "xeriscaping" and/or drip irrigation of up to 50 trees/shrubs in order to conserve as much as possible. Note: The town actively enforced a maximum of 3,500 square feet or less of irrigable space on each residential lot in 2005.

(Ord. No. 14-2014, § 1, 9-22-2014)

### 13.02.020 - Definitions.

- A. "Annual user base fee" means the base irrigation fee charged monthly for the billing months, based on a consumer's irrigable space.
- B. "Billing months" means the months of the calendar year, January through December. A customer's bill will be averaged over the entire calendar year, with irrigation available during the irrigation months.
- C. "Consumer" means any person, partnership, corporation, or any other legal entity, public or private, their lessees and tenants, supplied with irrigation water for garden, landscaping, ponds and/or fountains.
- D. "Fee-simple (subdivided)" means a unit that can be sold separately from other adjoining units.
- E. "Irrigable space" means that space within a parcel of property which usually requires irrigation water, such as garden, landscaping, landscape ponds and landscape fountains; areas remaining in topsoil will be considered irrigable for measuring purposes and purposes of enforcement of this chapter; however, up to 50 trees and/or shrubs utilizing an automatic low pressure drip-type delivery system will not be calculated in a lot's irrigable surface; the town may, in its sole discretion, calculate native or "xeric" species grasses and plants at one-half the normal irrigable surface, if the owner can prove that his water consumption is less than one-half the normal irrigation demand (.46 gallons per square foot per week) through installation of a meter.
- F. "Irrigation months" means May through September.
- G. "Irrigation system improvement fee" means a one-time charge for capital irrigation infrastructure, payable at building permit, for each new dwelling unit and/or commercial establishment, and/or additional physical tap for which there is landscaping proposed.
- H. "Stand-by fee" means the minimum monthly service fee the town will charge every owner of a building lot within town limits by which town irrigation services may be utilized because the owner has either purchased an irrigation tap and/or a tap is physically on the property.

(Ord. No. 14-2014, § 1, 9-22-2014)

### 13.02.030 - Fees.

The following values, rates, fees and charges are hereby assessed to all owners of property within the town, except as otherwise waived by the town pursuant to this chapter. The town will allow a maximum of .93 gallons per square foot per week of irrigation water to be used by each consumer for his/her irrigation needs (i.e., 3,500 square feet of irrigable surface will be allowed 3,255 gallons per week, 14,105 gallons per month of irrigation water).

- A. Annual User Base Fee—Single-Family Residential Dwellings/Multi-Family Residential Dwellings/Governmental/Non-Profit/Commercial. The five separate categories of irrigation water usage shall be single-family dwelling unit, duplex/multifamily unit with separate tap, duplex/multifamily unit with shared tap, and commercial unit. From the time of issuance of a certificate of occupancy, the town shall charge to the owner of each lot within the town a base irrigation fee. The board of trustees shall set this fee annually, or more often as necessary.
- B. Irrigation System Improvement Fee—Single-Family Residential Dwellings/Multi-Family Residential Dwellings/Governmental/Non-Profit/Commercial. At the time of building permit issuance for any property that undergoes development or re-development, the town shall charge building permit applicant an irrigation system improvement fee. The town shall only allow a maximum of 3,500 square feet of irrigable space, regardless of the size of the lot. The board of trustees shall set this irrigation system improvement fee annually, or more often as necessary.
- C. Stand-By Fee—All Users. The town shall charge a monthly service fee to every owner of a building lot within town limits by which town irrigation services may be utilized because the owner has either purchased an irrigation tap and/or a tap is physically on the property, whether the town has turned on or turned off the service for such lot. The stand-by fee per building lot shall be one-half the normal billing rate, based on square footage of lot.

(Ord. No. 14-2014, § 1, 9-22-2014)

13.02.040 - Increase in rates per annum.

The board of trustees may consider annually an increase to the irrigation fees contemplated herein, and such increase will be reflected in the board approved annual resolution.

(Ord. No. 14-2014, § 1, 9-22-2014)

13.02.050 - Application for irrigation water—Turn-on and turn-off fee.

- A. In addition to other fees and charges contemplated in this chapter, the town shall charge any owner of property within the town a turn-on fee as set by board resolution annually. The town will consider such request for turn-on only after property owner has paid all other outstanding fees against property to the town. It is the property owner's responsibility to submit to the town a scaled drawing that indicates the exact area(s) of irrigation, calculating the amount of irrigable space.
- B. In addition to other fees and charges contemplated in this chapter, the town shall charge any owner of property within the town a turn-off fee as set by board resolution annually. Upon the owner's failure to pay fees owed to the town, the town shall assess both the turn-off fee and the turn-on fee prior to the resumption of service.

(Ord. No. 14-2014, § 1, 9-22-2014)

13.02.060 - Use restrictions.

The use of irrigation water within the town shall be subject to the following restrictions at all times, effective at the codification of this chapter:

- A. All residents with even-numbered addresses shall water with irrigation water only on Saturday, Monday and Wednesday. All residents with odd-numbered addresses shall water with irrigation water only on Sunday, Tuesday and Thursday.
- B. All outdoor watering (irrigation) is prohibited in the entire town on Friday, except to town facilities, parks and/or open space.

- C. Sprinklers shall be set so that water does not fall on hard surfaces or non-irrigable surfaces, such as sidewalks and driveways.
- D. The use of an open hose is prohibited for all residences within the town. All watering shall be conducted with a sprinkler system, a sprinkler attachment, a nozzle or a soaker style hose.
- E. Newly constructed homes that receive their certificates of occupancy after April 30, 2006 shall be required to construct an automated pressurized irrigation system (or drip system to all trees and shrubs), complete with "rain-off" sensor in order to utilize the town's irrigation service during the irrigation months.
- F. All residences within the town without existing irrigable surface (new lots or other lots with no cultivation) shall be allowed a maximum of 3,500 square feet of irrigable surface served by an automated pressurized irrigation system and up to 50 trees and/or shrubs served by an automated low pressure drip-type irrigation system; the board of trustees may consider requests to irrigate more than 3,500 square feet of irrigable surface on a case-by-case basis, upon submittal by applicant of that evidence and/or materials requested by the town administrator.
- G. Allowing irrigation water to run upon or from a lot, yard, garden or landscape in an excessive or wasteful manner is prohibited. Without limiting the generality of the foregoing, the continuous watering of any one area of a yard, garden or landscape for a period of more than 30 minutes without relocation of the sprinkler or other watering device is hereby deemed to be excessive and wasteful.
- H. Owners with 499 square feet or less of demonstrated irrigable surface may submit an annual written request to the town administrator to use potable water for irrigation purposes; the town administrator, in his sole discretion, may allow such use, provided that the owner install a backflow prevention device or a backflow preventing hose bib, and provided that the use of potable water is not restricted by the board of trustees at that time.
- I. The town encourages large lot native plantings and/or "xeriscaping" or "xeriscaping," and the community development department shall provide upon request a current list of suggested species of trees and shrubs.
- J. The town may, in its sole discretion, meter any lot or parcel to monitor for the purpose of determining usage.
- K. If the town's delivery of irrigation water to a user has been interrupted for town maintenance purpose(s), the user may contact the town to request to water on a typical non-watering day, provided, however, that the interruption was not caused by the irrigation ditch company or water provider for de-mossing.

(Ord. No. 14-2014, § 1, 9-22-2014)

#### 13.02.070 - Wasteful practices.

All of the following are practices that are hereby determined wasteful, and are forbidden by this section:

- A. Permitting or allowing water from the Silt irrigation system to run upon or from his or her premises, building, house, lot, yard, garden or landscape in an excessive or wasteful manner;
- B. Upon discovery or upon being informed of such condition, failing to repair immediately any sprinkler head, drip head or other approved water facility that operates in a manner that permits the waste of water to occur;
- C. Permitting or allowing water from the Silt irrigation system to run upon or from his or her premises, building, house, lot, yard, garden or landscape for more than the allotted 30-minute time period on any one section of the property.

(Ord. No. 14-2014, § 1, 9-22-2014)

13.02.080 - Waste and sprinkling violations—Shut-off duty.

The town administrator or his designee, upon finding any violation of this chapter, may shut off the irrigation water at the box or other source to prevent the continuation of such violation.

(Ord. No. 14-2014, § 1, 9-22-2014)

13.02.090 - Violations—Penalty assessment.

Any person caught exhibiting wasteful practices of irrigation water, such as watering on the wrong day, watering in an excessive manner or failing to repair a nonfunctioning sprinkler system that has been shown to be wasteful, shall be punishable in accordance with chapter 1.12 of the Silt Municipal Code. Such fines collected shall be deposited in the irrigation fund.

(Ord. No. 14-2014, § 1, 9-22-2014)