

12/18

MISC BUILDING PERMIT APPLICATION

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

231 North 7th 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

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 SHED PERMITS

- Complete an application form.
- If you live in a homeowners association, obtain written approval 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 distance from house, from lot line, from the easements. Draw where the shed will go.
- Shed detail:
 - What are the measurements of the shed?
 - How tall is the shed?
 - Is it a purchased shed?
- Plan review process. Some items can be handled 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 purchase price of the shed.
- 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.

15.02.240 - Sheds.

No permit for a shed may be issued by the community development department in violation of zoning regulations. Further, the following criteria apply:

- A. Sheds under two hundred (200) square feet of floor area require a miscellaneous permit that does require the level of construction detail normally required for structures, but shall include a site plan indicating setbacks, placement on the lot and any topographical contours on the lot.
- B. Sheds of two hundred (200) square feet of floor area and over require a building permit with the level of construction detail as detailed in the adopted building code(s), or as determined by the building official or his designee.

(Ord. 4-06 § 1 (part))

17.08.015 - Accessory storage building or structure.

"Accessory storage building or structure" means a subordinate building, the use of which is customarily incidental to that of the principal use of the land and which is located on the same lot or parcel with the principal building or use. Accessory buildings shall not be provided with a kitchen or bath facilities sufficient to render them suitable for permanent residential occupancy (except to permit the installation of an additional dwelling unit where allowable by code and upon following applicable building codes). An accessory building may include a garage, carport or storage facility, and shall be located in the rear yard only, unless the proposed accessory building has an area of less than one hundred square feet, in which case such accessory building may be located in the side yard if completely screened by an adequately sized opaque fence.

(Ord. 3-05 (part))

17.43.030 - Exterior elevations.

The town's intent in requiring covered front porches and/or a decoratively railed entryway off the front entrance to a home is to minimize the impact of protruding and front loading garages that could be up to twenty-four (24) feet in front of the home. The town recommends that garages be side-loading or built with access of alleys, if possible.

- A. Garage compatibility
 - 1. Any proposed detached garages shall be compatible in architecture, materials and color with the main residential structure.
- B. Main Entrance Door. Applicant shall submit a site plan that indicates the following provisions:
 - 1. The main entrance door, including porch and/or covered entryway, shall be a primary decorative feature to the home and shall face at least one street or alternately, the face of the door when closed shall not exceed a forty-five degree angle with the street, when the plane of the closed door is extended to the street.
 - 2. Width of the stairway shall equal the height of the stairway up to six feet, unless a landing is provided midway between finished grade and the elevation of the entrance (i.e. a stairway with the highest tread and/or landing of six feet shall be no less than six feet in width.) If a landing is provided midway between the finished grade and the elevation of the main entrance, then the width of the stairway shall be no less than four feet wide.
 - 3. For corner lots, the main entrance of the home shall be no less than twenty feet from the front lot line.
- C. Windows and Doors. Applicant shall submit a window and door schedule that clearly indicates compliance with the following criteria:
 - 1. No door or window may have bare aluminum on any portion; and
 - 2. Windows and doors comply with Chapter 15.24 (energy efficiency standards) of this code.
- D. Roofs. Applicant shall submit roof plans that indicate the following criteria:
 - 1. Roof material is shingled (asphalt or wood shake), tile or treated metal roofs (copper or roofs that are shiny must be treated immediately in order to minimize glare);
 - 2. Roof material does not include galvanized corrugated metal or asphalt rolled exterior roofing materials, but may include metal purposely designed to rust;
 - 3. Roof pitch shall in no case be less than four vertical inches for each twelve horizontal inches (4:12), unless the structure is designed to have a flat roof (such as a southwestern style roof), as determined by the town administrator or his designee; and
 - 4. No fewer than three roof features, upper level accents or architectural features shall be added to the front and/or side of the structure and clearly visible from the street, as determined by the town administrator or his designee. A schedule is provided in this section to lend assistance in calculating the points for these types of roof features or upper level accents. Each home must have twenty-five points in order for the community development department to authorize issuance of a building permit:

Cupola	3 points
Dormer(s)	10 points

Masonry fireplace chimney	8 points
Upper level deck(s)	10 points
Palladian window(s)	8 points
Oriel window(s)	8 points
Clear-story or mezzanine window(s) (2nd level)	8 points
Bay window(s) on the front of the home, which extend from the plane of the home more than twelve inches	8 points
Hip roof	10 points
Mansard roof	10 points
Gable roof with pitch greater than 6:12	8 points
Copper accent(s) (pre-finished patina)	8 points
Treated rusting metal roof accent(s)	8 points
Pillar(s)	8 points
Pilaster(s)	8 points
Fanlight window(s)	8 points
Shutter(s) on second floor windows	8 points
Brick quoin(s) at corner of building	10 points
Wainscot for at least 1/3 of the building height	8 points
Wainscot to eave line as an accent	10

	points
Flared eave	8 points
Round turret	10 points
Intersecting ridgelines (3 or more)	10 points
Artistic accents on front of home	5 points

Any other architectural accent proposed shall be reviewed according to the preceding list of points, and the closest points shall be awarded for like features, in the town administrator's sole discretion.

- E. Exterior Finishes. Applicant shall submit a building plan that indicates the exterior material proposed for the unit that complies with one of the following, or a combination of the following:
1. Wood or a wood product treated to resist weathering and decay;
 2. Brick;
 3. Stucco;
 4. Cultured stone;
 5. Stone;
 6. Vinyl siding no less than .042 inches thick;
 7. Painted fiber cement;
 8. Faux brick product (polyurethane); and
 9. Hard board siding.
- F. Eave Overhangs. Applicant shall submit elevational plans showing eave overhangs that include the following criteria:
1. Eave overhangs shall be a minimum depth of twelve inches, as measured from the edge of the eave to the sidewall structure, exclusive of gutters;
 2. All eave overhangs shall include some type of soffit structure or be finished in a manner that is architecturally pleasing (i.e. no exposed wiring).
- G. Sheds and Outbuildings. Applicant shall submit a site plan for any shed or outbuilding (where allowed by zoning) that clearly indicates the following:
1. Any proposed detached building shall be generally compatible in architectural materials and color with the main residential structure; and
 2. Sheds or outbuildings measuring one hundred and twenty square feet or less shall have a sidewall height equal to or less than eight feet.
- H. Landscaping.

1. Disturbed portions of any lot, following excavation or site preparation, shall require re-vegetation, with the exception for garden and/or landscape preparation;
 2. Lots shall be landscaped within six months of issuance of a certificate of occupancy for the primary residential structure;
 3. All plants over thirty inches shall be planted outside of the sight visibility triangle for a corner lot, as determined by this code;
 4. Native species not considered noxious weeds in this code are encouraged, as well as "xeric" scaping (xeriscaping), to reduce water consumption;
 5. Those trees as described in Chapter 12.16 (desirable trees) are encouraged;
 6. All plants shall be kept living and healthy. All landscaping replacements shall be made within one season of plant mortality; and
 7. All residential lot owners are responsible for landscaping or maintaining the right of way between their property line and the street, to include weed management. Since public safety is a must, all trees must be trimmed to avoid sidewalk encroachment by branches.
- I. Curb, Gutter and Sidewalk. Applicant shall submit a site plan indicating curb, gutter, sidewalk, and a drainage swale on all those properties devoid of such items within the town's right-of-way that conform to the following criteria, unless modified further in this section:
1. Sidewalks shall be a minimum of four (4) inches of concrete and four (4) feet in width, over a suitable material as described in the town's public works manual, or as approved by the town administrator or his designee;
 2. Sidewalks shall be installed in a location and at an appropriate elevation as approved by the town administrator or his designee; and
 3. Square or rollover curbs shall be installed adjacent to the street per the town's public works manual; and
 4. For those residential lots located between 1st Street and 16th Street, and between Main Street and Linda Avenue together with Sheryl and Kim Avenues, that have not historically had curb, gutter and sidewalk, applicant shall submit a site plan in conformance to the following:
 - a. Street side swales, also known as barrow ditches, shall have no steeper slope than three (3) feet (vertical) to one (1) foot (horizontal) and be constructed within the town right-of-way;
 - b. Sixty (60) foot rights-of-way shall be designed for two (2) ten-foot driving lanes, a seven (7) foot wide parking lane on each side of the street, and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee;
 - c. Fifty (50) foot rights-of-way shall be designed for two (2) ten-foot driving lanes, a seven (7) foot wide parking lane on the south and east sides of the street, and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee;
 - d. Forty (40) foot rights-of-way shall be designed for two (2) ten-foot driving lanes and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee.
- J. Width and Depth of Home on Lot. Applicant shall submit building plans indicating that the width of a home at the front building line shall be at least two-thirds ($2/3$) the depth of the home, as measured from the front building line to the rear lot line, as determined by the town administrator or his designee.

- K. Roof Projections and Appurtenances. Applicant shall submit "elevational" drawings that indicate that evaporative coolers (swamp coolers) are located on the non-street side of the structure, so as to not be completely visible from the street. Notwithstanding the foregoing, the town administrator or his designee may grant special consideration to an applicant requesting a structure on a corner lot, whereby placement of an evaporative cooler may be problematic.
- L. Request for Board of Adjustment Review. Upon written application on a form provided by the town, applicant may request a deviation(s) from the preceding architectural guidelines. The board of adjustment shall consider the application in a regularly scheduled meeting no less than thirty days following receipt by the town of a complete application. At a minimum, the applicant shall provide additional drawings, submittal items and any additional materials that support the applicant's request for deviation(s) from code, including but not limited to the following:
 - 1. A scaled site plan indicating all property boundaries, all setbacks to structure, easements of record, utility locations and existing conditions (including topography) that may be a reason for the request:
 - 2. A scaled elevational drawing indicating the following:
 - a. Each side of the building from a directional perspective (north, south, east, and west);
 - b. Roof pitch of all roof sections, including any appurtenances, if applicable; and
 - c. Architectural features on each side of the building, including all exterior materials and dimensions of all features proposed.
 - 3. A detailed letter requesting the exact deviations(s) from this section, including reasons for the deviations and impact(s) the deviation may have on adjoining properties.
 - 4. A fee of two hundred and fifty dollars, plus any engineering, planning, administrative, copying, printing or other costs incurred by the town for review of the application.

(Ord. 14-07 (part))

(Ord. No. 3-2011, § 1, 6-13-2011; Ord. No. 5-2011, § 1, 7-11-2011)



Building Guide

Colorado Chapter of the International Code Council

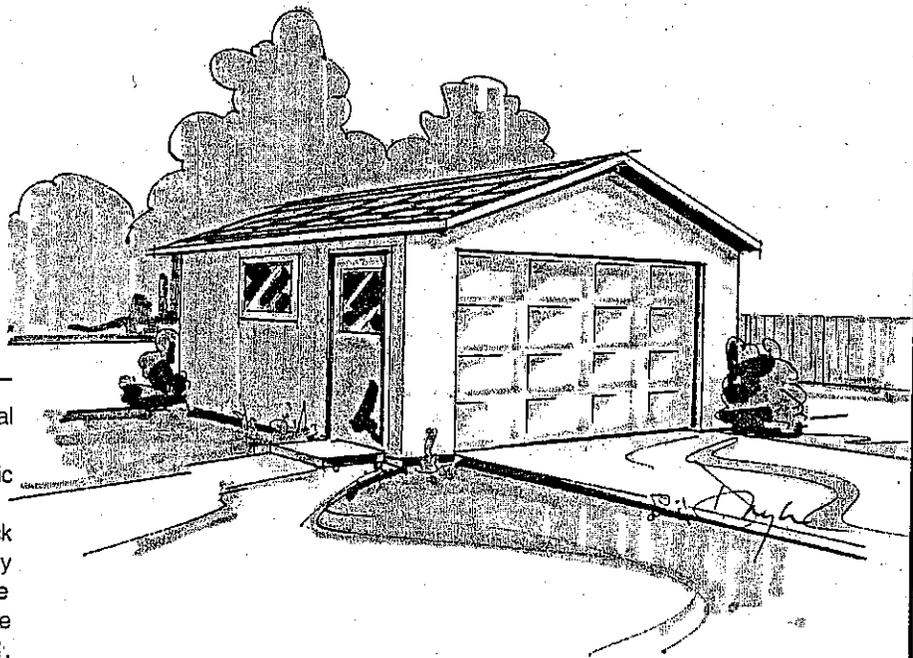
Single Family Residential One Story Detached Garage

How to Use this Guide

Provide two sets of plans and complete the following:

- 1 Complete this Building Guide** by filling in the blanks on page two and three, and indicating which construction details will be used.
- 2 Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines; drawn to scale.
- 3 Fill out a building permit application.**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2000 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential One Story Detached Garage

Directions

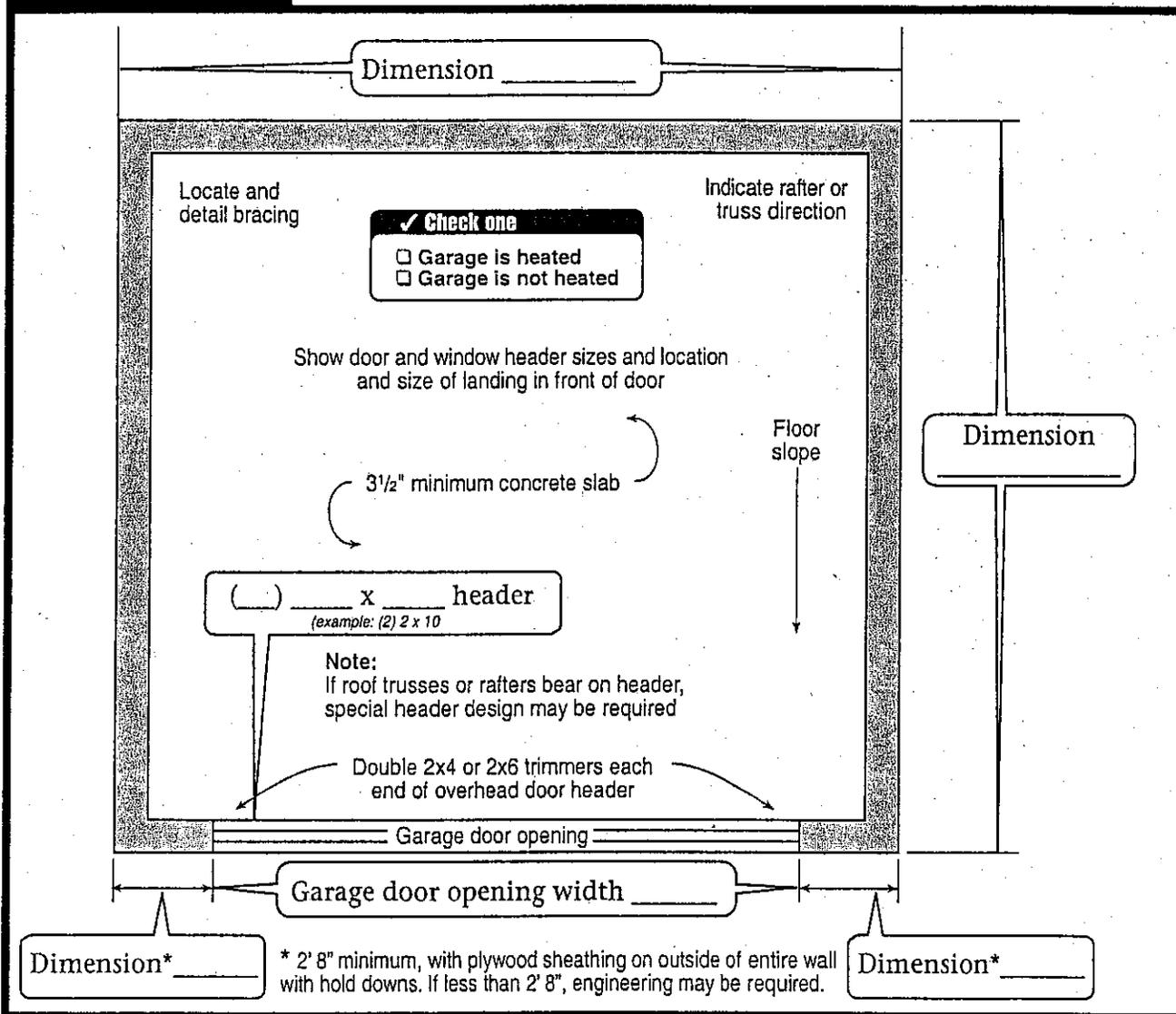
1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: _____

2. Indicate in the check boxes on page 3 which detail from page 4 will be used.

Note: Heated garages may require special provisions.

Floor Plan



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Note: For roofs with slopes between 2:12-4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 2x _____ rafters spaced _____" O.C.
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

Minimum 1x _____ ridge board
(example: 1 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

Underlayment _____
(example: 1 layer 15# felt)

Building Section

Provide roof tie downs and solid 2x blocking between rafters (2x12 or greater)

Note: Pre-engineered roof trusses w/truss clips and hardened nails may be used in lieu of roof structure shown.

Diagonal wind bracing or plywood shear panels @ corners and each 25' of wall.

12 pitch _____

Ceiling Insulation _____
(If heated - example: R-38)

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

Siding _____
(example: lap or T-111)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x _____ sill plate
(example: 2 x 6)

Wall Insulation _____
(If heated - example: R-19 Fiberglass Batts)

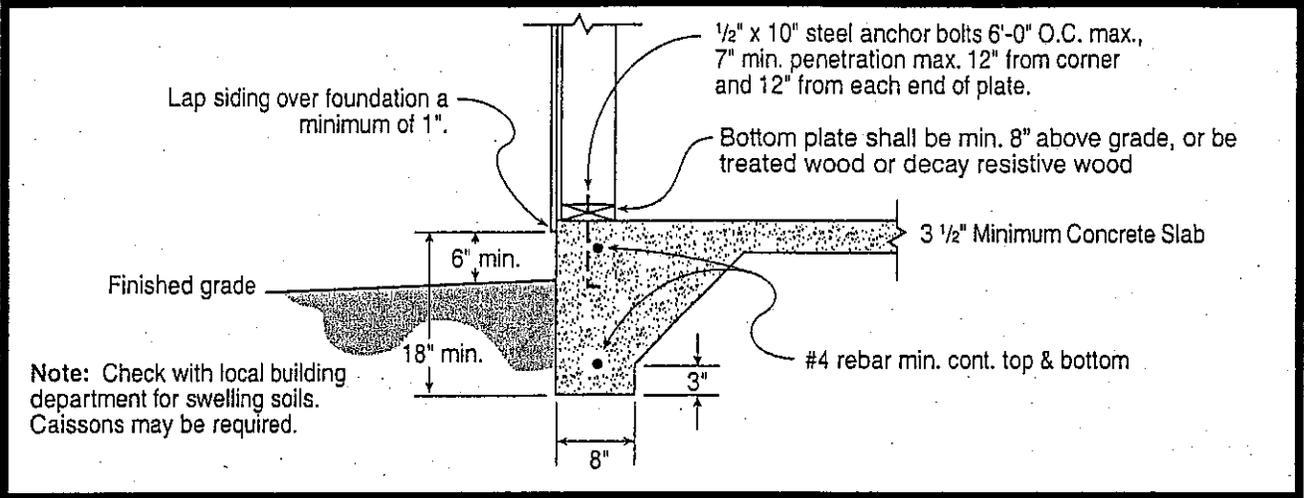
Footing size _____ x _____
(example: 8" x 16")

Check one
 Foundation Detail A
 Foundation Detail B
(see page 4)

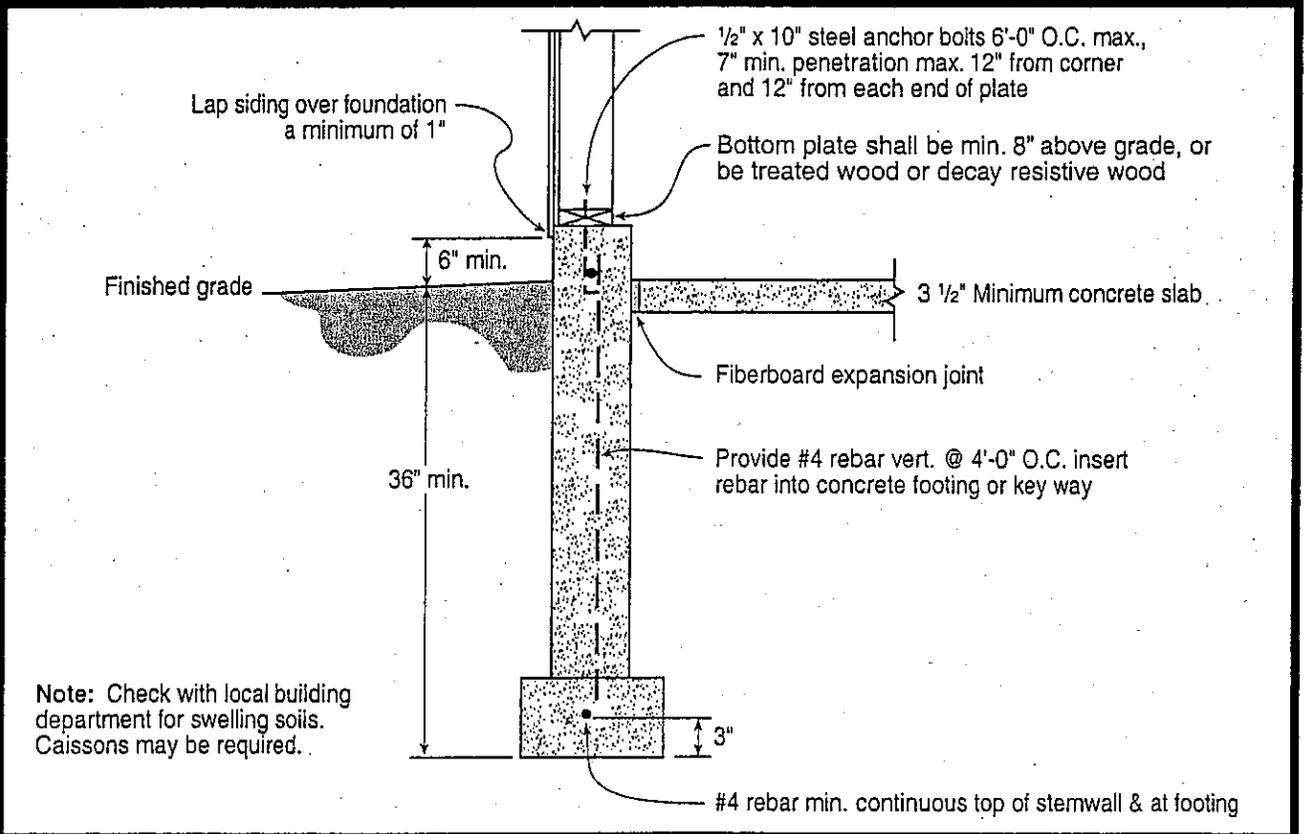
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Foundation Detail A



Foundation Detail B



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