



BUILDING PERMIT APPLICATION REQUIREMENTS

**Town of Ophir
P.O. Box 683
Ophir, Colorado 81426
Phone: 970-728-4943
fax: 970-728-2880**

The Following Checklist contains the necessary requirements for a thorough plan check and is intended to be used as a guide for you and/or your architect/designer in the creation of construction plans.

Application should include the Building Permit Application (completed in ink) and three complete sets of construction plans.

If your proposed building site is in the Avalanche Hazard Overlay Zone District, the Wetland Areas Hazard Overlay Zone District and/or the Source Water Protection Overlay Zone District, you must include the appropriate SUP or variance with your building permit application.

PLAN SETS REQUIRE THE FOLLOWING ELEMENTS:

a. Site Plan

- Must include elevations in 1' or 2' contours and be stamped by a licensed surveyor
- Show setbacks of proposed construction from all property lines and existing structures and any natural water course, stream or wetlands in area/on property.
- Show location of septic system, well, water line & curb stop as well as propane tank (must meet UFC, UMC & NFPA) and utilities.
- Driveway access, including width, grade, length, parking spaces. Driveways over 150' in length must have fire department approval.
- Shows any retaining walls, decks and hardscaping.
- Shows overall building dimensions.

Section Views

- Must include footers, stem walls, reinforcing, sills, joists, studs, headers, rafters, stairs, handrails, roofing materials, pitch of roof, roof ventilation design, crawlspace ventilation and insulation R-values.

b. Floor Plans

- Plans for each floor must show individual room dimensions, window sizes and types, all door sizes and locations and plumbing and kitchen fixtures.

c. Foundation Plan

- Show size and depth of footing and stem walls, amount and placement of horizontal and vertical rebar, size and spacing of anchor bolts, size of piers and pads, thickness and reinforcing of slabs, vapor barriers and crawlspace ventilation.

d. Framing Plans

- FLOOR FRAMING: size, grade, spacing, span and type of wood used.

- ALL BEAMS AND HEADERS: location, spans, bearing location, size, grade, type of wood used.

- ROOF FRAMING: size, grade, spacing, span, type of wood used.

NOTE: All trusses, T.J.L.(s), or like products to be used require manufacture design specifications to be attached to the plans.

e. Elevation Views

- All four elevations N, S, E, W. Must show pre-construction grade.

f. Insulation

- Must comply with Green Building Code

4. ADDITIONAL REQUIREMENTS

- a. Planning and Zoning approval. P&Z generally reviews plans on the second Tuesday of each month at their regular meeting.
- b. Proof of payment of water/sewer tap fees (if applicable)
- c. Licensed Architect or Engineer stamp/signature for primary residences. Accessory buildings may or may not require engineering at the discretion of town building department staff.
- d. Soils report (if applicable)
- e. One copy of any approval pertaining to the parcel: deed restrictions, special use permits.
- g. Documentation of well permit from the Colorado Division of Water Resources (if applicable).
- h. Dumpster arrangements need to be made. It is understood that no construction waste is to be put in the Ophir dumpsters. Dumpsters need to be situated in a way that does not impede traffic or block snow removal activities.
- i. Arrangements need to be made for restroom facilities. If port-a-potties are used they must be secured to the ground well enough to withstand severe Ophir winds.
- j. Radon testing is highly recommended.



Complete this application and return to the Building Department with the appropriate documents as stated in the Building Permit Application Requirements.

Project Title: _____ Date: _____

Project physical address: _____

Legal description: Lot: _____ Block _____ Tract _____

Project valuation _____

Property owner _____ Phone: _____

Mailing address _____ Cell: _____

_____ Email: _____

	Architect/Designer	Contractor
Name:		
Mailing Address:		
Phone:		
Cell:		
E-mail		

Permit type: Building Excavation Foundation Mechanical

Class of work: New Remodel Repair Move Demolition Addition /Alteration

Project description/scope of work:

PLEASE NOTE:

- Dumpster rental arrangements must be made, and it is understood that town dumpsters cannot be used for construction waste. Dumpsters must be covered and located in a way that does not impede traffic flow or snow plowing in winter.
- Port-a-potty or other arrangement need to be made for restroom facilities. All-porta-potties must be secured to the ground to withstand strong Ophir wind gusts.
- Radon testing is recommended and undertaken at the option of the applicant

BUILDING PERMIT FEES:

LUC Plan Review Fee (to be paid at time of application):

New Building or Remodel \$500.00
(Up to four hours reviewing by Plan Check reviewer. After the first 4 hours, each hour will be charged to the applicant at \$75.00 per hour.)

Accessory Buildings & Additions 500 Square feet plus: \$400.00

Accessory Buildings & Additions under 500 Square feet: \$200.00

Water Tap Fee: \$7,000.00

Completion deposit:

(Return by check after final inspections by all Town Officials applicable.)

New construction \$1,000.00
Additions over 500 square feet \$500.00
Additions under 500 square feet \$250.00

Building Permit Fee:

Permit fee determined by the Building Official, based upon valuation of project.
See building permit valuation worksheet.

The undersigned hereby certifies that they 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.

SIGNATURE OF APPLICANT

DATE

Applicant Signatures

“Applicant and designer have reviewed a copy of the Ophir Land Use Code and agrees to comply with the requirements of the current Ophir Land Use Code”

Owner: _____ Date: _____
Designer: _____ Date: _____
Contractor: _____ Date: _____