



COMMERCIAL, INDUSTRIAL, MULTI-FAMILY DWELLINGS

1. PLANNING & ZONING REQUIREMENTS

Room #210 Phone # (719)276-7360

- A Site Development Plan may be Required check with Planning & Zoning.
- Evidence of Ownership – Most recent recorded deed
- Address – Issuance of Address or Verified Address
- County Driveway Access Permit / State Highway Access Permit
- Drainage Study – Must be prepared, signed and sealed by a Colorado registered design professional.
- Plot Plan – Configuration of lot and all property dimensions. Location on lot & dimensions of all structures. Identify each structure as “existing” or “proposed.” Setback distances from proposed structures to all property lines and any existing buildings. Location and name of any public or private roads which adjoin property. Location that driveway enters property. North arrow. (2 Copies)

2. BUILDING DEPARTMENT REQUIREMENTS COMMERCIAL, INDUSTRIAL, MULTI-FAMILY DWELLINGS

Room #212 Phone # (719)276-7460

****ALL PLANS MUST BE PREPARED, SIGNED & SEALED BY A COLORADO REGISTERED DESIGN PROFESSIONAL ****

- Flood Damage Prevention Permit – Only required if the property lies within a designated flood plain as determined by FEMA. A Flood Elevation Certificate is required to accompany the permit.
- Construction Details – Details must identify structural components such as floor support beam sizes, floor joist size and spacing, wall stud size & spacing, header sizes for all openings, roof assembly components or engineering from truss manufacturer, etc. (2 Copies)
- Manufacturers Engineered Truss Design – Must be provided by truss manufacturer. Must be signed and sealed by a Colorado registered design professional. (2 Copies)
- Foundation Design – Must include layout of building footprint and all specified details such as: dimensions, reinforcement details, footing sizing, etc. (2 Copies)
- Floor Plan – Detailed floor plan must identify the dimensions & intended use of all habitable floor space as well as locations of all openings (door, window, etc.) (2 Copies)
- Commercial Energy Conservation – All new Commercial & Industrial construction projects must comply with the IECC, 2006 Edition.
- Fire Department Permit – Required by the local fire department.
- Evidence of Water & Sanitation – A water/sewer tap contract or recent water/sewer bill from a public entity, a Well Construction & Test Report or Pump Installation Report, or an individual Sewage Disposal System (Septic Permit).

****Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared, signed and sealed by a Colorado registered design professional.****