



Building and Neighborhood Services | 1100 37th Street, Evans, CO 80620
 (970) 475-1120 | www.evanscolorado.gov

Permit #

Commercial or Residential Addition/Remodel

Property Owner	Phone
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Mailing Address

Contractor - General	Business License #	Phone Mobile
Contractor Mailing Address		Fax Email

Electrical	Address/Phone	Business License#
Plumbing	Address/Phone	Business License#
		Heating: Business License#:

Job Site Address

Subdivision	Filing	Lot	Block
Distance to Property Lines (closest structure, including decks and covered patios): N _____ E _____ S _____ W _____		Corner Lot? Yes No	Walkout Bsmt? Yes No

Type of Improvement <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other _____ Type of Construction <input type="checkbox"/> Wood Frame <input type="checkbox"/> Structural Steel <input type="checkbox"/> Other _____	PROPOSED USE: <u>Commercial / Industrial</u> Business Name: _____ <input type="checkbox"/> New Building \$ _____ Construction Type: _____ Construction Group: _____ <input type="checkbox"/> Shell Only <input type="checkbox"/> Remodel / Addition <input type="checkbox"/> Tenant Finish \$ _____ Electrical Valuation: \$ _____	Office Use Only Valuation: \$ _____ Lot Square Feet: _____ Zoning: _____ Open Space: _____ Use: _____ Plot Plan: To Engineer: _____ From Engineer: _____
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Estimated Value (Materials and labor) \$ _____ Type of Heat _____ Type of Mechanical _____ Type of Sewage Disposal <input type="checkbox"/> Public <input type="checkbox"/> Septic Water Supply: Tap Size _____ Supplier? _____	New Residential Structures <input type="checkbox"/> One Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family # Units _____ <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> Garage <input type="checkbox"/> Other _____ # Bedrooms _____ # Baths – Full: _____ ¼: _____ ½: _____	Residential Master Plans New Master Plan Review? Yes _____ No _____ Same-As Plan Review? Yes _____ No _____ Miscellaneous: Number of stories _____ Building Height _____ Total Land Area _____ Parking Spaces _____	Square Footage (Must be completed by applicant prior to submittal): Main Floor: _____ Add. Floors: _____ UF Basement: _____ Fin. Basement: _____ Crawlspace: _____ Covered Porch: _____ Decks: _____ Garage: _____
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Other Information: Describe in detail the proposed use (or proposed business name & product), type of construction, dimension, square footage, and materials, etc. _____

Notice

The applicant, his agents and employees shall comply with all the rules, restrictions and requirements of the City and Building Codes governing location, construction, and erection of the above proposed work for which the permit is granted. The City or its agents are authorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appears to have occurred. Violation of any of the applicable codes or regulations may result in the revocation of this permit.
 Buildings MUST conform with plans, as submitted to the City. Any changes of plans or layout must be approved prior to the changes being made. Any change in the use or occupancy of the building or structure must be approved prior to proceeding with construction.
 The applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid requirement, the applicant shall give the building inspector not less than one working days' notice to perform such activities.
 By my signature below, I acknowledge (1) that I am responsible for the payment of the plan review fee and the administrative review fee associated with this application regardless of whether I obtain the building permit or not, and regardless of any lapse in building permit approval; and (2) that before I am entitled to obtain a building permit for this property, I must pay any delinquent building permit fees associated with this property. Please see page 2 for additional notices regarding this building permit application.

Signature of Applicant	Date
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**Building Permit Application Submittal Requirements for
New Single Family Residential Construction**
(Revised 1/1/2018)

The items listed below shall be included in all new requests for building permit. Please initial in front of the item indicating that it is included in the submittal. **Only complete submittals will be reviewed.**
Current Adopted Code is 2018 IRC, IMC, IFGC, IPC, IFC; 2017 NEC, 2012 IECC

Initial of Applicant	Required Item	Initial of Staff
	Building Permit Application	
	Plan Check Fee (\$50 for Residential or 50% of construction fee costs for Commercial)	
<u>Two (2) copies of everything listed below.</u> For Building review.		
	Manual D&J – <i>If applicable</i>	
	Energy Code Compliance Information – <i>If applicable</i>	
	Site Plans - Architectural site plan, drawn to scale on 8 ½”x11" sheet showing the location of the building relative to property lines and other structures on the lot.	
	Architectural Drawings - Architectural drawings showing all floor plans, elevations, stair section, building section, and wall section detailing all construction components used. Drawings must be drawn to scale such as 1/4"= 1'-0".	
	Structural Drawings (floor framing & roof framing) –Structural documents bearing <i>an original seal and signature of an architect or engineer registered in the State of Colorado</i> . Structural drawings, shall include all beams, floor system, roof system, spans, posts, columns, hangers and connections, and locate and identify all point loads. Plans shall verify that the design meets the following criteria: Wind load=90 MPH exposure B,20-LB roof/snow live load and 15-LB dead load.	
	Wall Brace Design – Plan showing “Brace Wall” locations and method of construction. If the house does not meet the prescriptive brace requirements of 2012 IRC section R602.10, <i>engineered design bearing a seal and signature of an architect or engineer registered in the State of Colorado is required.</i>	
	Engineered Foundation – Foundation documents bearing <i>an original seal and signature of an architect or engineer registered in the State of Colorado</i> . The design requirements shall be for a 30” frost depth, seismic zone (1) and 20-LB snow load. Identify wet or damp-proof requirements. Identify and size subsurface drainage system.	
	Other - Include construction, utility, value of construction, description of work and subcontractor information.	

INFORMATION AND CLARIFICATION OF THE BUILDING PERMIT APPLICATION FORM:

- Complete all the sections of the **BUILDING PERMIT APPLICATION** as they pertain to your project.
- Please provide a **TELEPHONE NUMBER** where you can be reached during the day during regular business hours.
- Provide a complete **JOB SITE ADDRESS** and/or **DIRECTIONS** to the site if the address is inadequate.
- **TOTAL LAND AREA** means the total square footage of the lot.
- **TOTAL VALUE OF IMPROVEMENTS** means the fair market value of the dollar amount you would pay a contractor for materials and labor, **regardless of whether or not you will be doing the work yourself.**
- **NUMBER OF OFF-STREET PARKING SPACES** pertains to construction of new homes or businesses.
- Complete **RESIDENTIAL ONLY** if you are constructing a new home or apartment dwelling.
- **DESCRIBE** the project you are working on in such detail that the reader can clearly understand your project without having the building plans in hand.
- **DISTANCE FROM LOT LINES** is not required if you do not need a “plot plan” as described above. If you do need a plot plan, complete this section and attach the plot plans to the application.
- **SIGN AND DATE** the application.

NOTICE

All buildings must conform with the adopted Building Codes and Evans Zoning regulations. Building permits are not transferable. Buildings must conform with plans, as submitted to the City. Any changes of plans or layout must be approved prior to the changes being made. **A FINAL INSPECTION** must be made within two (2) years of the date the permit was issued or a new permit must be obtained. **FOR INSPECTIONS CALL: City of Evans Inspection line: 970-475-2211.** Any change in the use or occupancy of a building or structure must be approved prior to proceeding with construction. SAFEbuilt, Inc. and the City of Evans are not liable for workmanship. In the event construction is not started within 180 days of the issuance of the permit, then the permit is automatically void. If no work is performed for a period of 180 continuous days, this shall also cause the permit to be void. In order to verify progress of work, an inspection by SAFEbuilt, Inc. is required. Permits are not transferable. Fees on voided permits are non-refundable.

Once a permit is considered void, all fees paid for that permit are non-refundable. A new permit must be obtained to complete the original construction and full, current building permit fees must be paid prior to issuance.

If you have any questions concerning the building permit application, call the Building Department at **(970) 475-1120**. If you have questions about **BUILDING CODE RESTRICTIONS**, or **PROPER CONSTRUCTION PROCEDURE**, call SAFEbuilt, Inc. at **(970) 686-7511** before you begin.

SITE GRADING CERTIFICATIONS – ALL NEW CONSTRUCTION PROJECTS - A Site Grading Certification shall be provided to and approved by the City prior to issuance of a Certificate of Occupancy for all the following:

- New Single Family, Two-Family, or Multi-Family Residence
- New Commercial/Industrial Structure
- Addition to an existing Commercial/Industrial Structure

CONSTRUCTION DRAWINGS:

Single Family and Two-Family residential building permits – Submit 2 complete sets of construction drawings (including engineered, stamped foundation plans) and 2 plot plans as specified below.

Residential Additions, Decks, Covered Patios, Basement Finishes - 2 complete sets of construction drawings – see below if 2 copies of a plot plan would be required for your project.

Commercial, Industrial or Multi-Family Residences - Submit 2 complete sets and 1 electronic set of stamped construction drawings, and 2 complete sets and 1 electronic set of approved Planning Department site plans (including all pages of the site plan on record with the City of Evans).

PLOT PLANS: Please see the attached checklist for complete plot plan requirements for a single or two-family residence. The purpose of a **PLOT PLAN** is to make sure that the applicant does not place a structure within a utility easement or violate the City’s “**BUILDING LOCATION**” and “**OPEN SPACE**” regulations. Failure to attach a complete **PLOT PLAN** to the Building Permit Application will result in the permit not being processed. If a plot plan is necessary, you must also complete the **DISTANCE FROM LOT LINES** section of the building permit application. Delays in construction time and possible removal of a structure can result from incomplete or incorrect **APPLICATION** and **PLOT PLAN** submittals.

YOU NEED A PLOT PLAN IF ANY OF THE FOLLOWING IS TRUE FOR YOUR PROJECT:

You are adding on to an existing structure. This means the addition of a room, garage, patio, deck, porch, etc. You are placing a new structure on the lot. This includes a storage shed, play house or detached garage.

You are removing an existing structure and replacing it with a new one. A plot plan is still required even if the new structure is to be placed exactly in the same position as the one removed.

CITY OF EVANS
BUILDING PERMIT PLOT PLAN COMPOSITION AND REQUIRED
INFORMATION

GENERAL

- Plot plans must be drawn to scale (typically 1" = 20') on letter or legal size paper. Ledger size (11" X17") is acceptable only for large lots that will not fit on legal size at 1"=20'. Submit 2 copies of the plot plan for single family and two family residential structures.
- Address, lot, block and subdivision on the plot plan as well as the building permit application.
- Street name(s) for all streets adjacent to the property.
- North arrow.
- Driveway location and width.
- Lot boundary dimensions.

PLANNING DEPARTMENT ITEMS

- Dimension the shortest distance from the structure to all property lines. Typically, property lines are not located at the sidewalk or street.
- Show all existing and proposed structures.
- Show, label and call out the width of all existing or proposed easements on the lot.
- All proposed porches, decks, patios, window wells, and cantilevers must be shown and labeled as such. Porches, decks and patios must be noted as "covered" or "uncovered".

ENGINEERING DEPARTMENT ITEMS

- All elevations shall be on the same datum as the subdivision grading plan.
- Lot corner spot elevations and any high point spot elevations on side lot lines or in the back yard, all in accordance with the approved final grading and drainage plan for the subdivision.
- Top of foundation elevation for the building and slab elevation at the front of the garage.
- Minimum opening elevation if specified on the subdivision grading plan.
- Drainage arrows to indicate the direction of flow to facilitate positive drainage away from the building and off the lot without being a detriment to adjacent property
- If a walkout basement is proposed identify the elevation of the walkout and grading to provide a minimum of 2% slope away from the walkout and off the lot.
- Some lots on collector streets have restrictions to prevent vehicles from backing out onto the street. These require either a horseshoe driveway or a "hammerhead" turnaround on the lot. Restrictions are noted on the plat and/or grading plan.
- Elevations and drainage patterns are not required on plot plans for additions.
- Driveways shall not exceed 10% slopes unless approved by the City.
- Maximum slopes without retaining walls shall be 4 feet horizontal to 1-foot vertical. This may require stepping down the foundation on the sides of the building or installing siding down the foundation to provide for flatter slopes.
- If retaining walls are necessary or proposed shown them on the plot plan and include top and bottom of wall elevations.

ADDITIONAL ITEMS FOR ESTATE LOTS

(1 Acre and up)

- Existing edge of pavement location shown and labeled for any streets adjacent to the lot.
- Existing elevation of the edge of pavement at the points where the projected lot lines would intersect the edge of pavement and at the points of curvature on corner lots where the two streets intersect.
- Driveway culvert(s) shown and called out as specified on subdivision grading plan. Example — "18" RCP Driveway Culvert with Flared End Sections". Typically, these are to be located between the existing edge of pavement and the property line.
- Driveway extension from the property line to the existing edge of pavement.
- Typical lot grading minimums:
 - 1) Determine the existing ground elevation at a point 10' away from the corner of the foundation that is at the highest existing ground. Set this as the high point for drainage around the house.
 - 2) Set the top of foundation a minimum of 1.5' above the high point elevation determined in No. 1. This provides 0.5' from the top of foundation to the ground at the foundation (UBC Code) and at least 1' of fall away from the foundation.
 - 3) Show spot elevations around the house to define a swale to carry flows around the house to where they can be daylighted back to existing ground.
 - 4) Provide at least 2% slope in the swales around the house if there is adequate natural slope. If the natural slope is less than 2% provide at least 1% slopes in the swales to a point where the swale can be daylighted to natural ground.
 - 5) Provide spot elevations and secondary culverts for the driveway if necessary to define any sag points in the driveway or secondary culverts necessary to carry flows across or under the driveway within the lot.