



Jefferson County, Colorado
Planning & Zoning Division

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REQUIREMENTS REBUILDING AFTER THE 2013 FLOOD

About the Building Safety Division Requirements

The Building Safety Division is committed to expediting flood rebuild permits.

www.jeffco.us/building-safety

Please contact Jeff Ricklefs 303.271.8260 or jricklef@jeffco.us for additional information on water damage mitigation.

Detached single family homes do not require a permit for drywall removal or replacement. Permits are required for plumbing, mechanical and electrical systems including replacement of water heaters, furnaces, etc. and can be applied for online at:

<http://jeffco.us/building-safety/permits>

Jefferson County is currently on the 2009 International Building Codes. The 2012 International Building Codes including, Building, Plumbing, Fuel Gas and Mechanical go into effect January 1, 2014. Structures may be designed to the 2009 codes until December 31, 2013. They may also be designed to the 2012 Codes.

The 2011 National Electrical code is currently in effect. The adoption of the 2014 National Electrical Code will follow that of the state code adoption.

The date building plans are submitted to Planning & Zoning is the date that determines what code applies. For instance, if you submit drawings on December 31, 2013, the drawings will be accepted if they are designed to the 2009 codes.

Building permits with a \$100,000 or higher valuation are good for 2 years. If the valuation is under \$100,000, it will be a 1 year permit.

About the Planning & Zoning Division Requirements

Here is a link to a check list of the items that may be required to obtain a Building Permit.

<http://jeffco.us/Planning-and-Zoning/Documents/Applications-Documents/Building-Permit-Checklist/>

All items may not apply to your situation. Please contact the Planning and Zoning Division prior to spending your resources on collecting the information.

Please contact Pat O'Connell at 303.271.8707 or poconnel@jeffco.us with any questions.

Building Permit Application

Here is a link to the Building Permit application form.

<http://jeffco.us/building-safety/permits/permit-application-forms>

Address Verification

This is a case by case determination. Planning and Zoning Staff will assist property owners with the address verification.

Site Plan to Scale

The County may have a site plan of your previous structure(s). Planning and Zoning Staff will assist property owners with searching for existing site plans.

Survey

A survey may be required if your property is not a platted lot. Planning and Zoning Staff will assist property owners with determining if a survey is needed.

Construction Plans

See "About the Building Safety Division Requirements" above.

Improvement Location Certificate (ILC)

Depending on the specifics of rebuilding, this requirement may or may not be required as a condition prior to obtaining a framing inspection associated with the building permit. Planning and Zoning Staff will assist property owners with determining if an ILC is needed

Deeds/Merger

This is a case by case determination. Planning and Zoning Staff will assist property owners with the deeds and merger questions.

Evidence of Access

This is a case by case determination. Planning and Zoning Staff will assist property owners with access questions.

Off-Site Easement/Private Road Approval

Please contact the applicable Fire Protection District regarding the private road conditions.

On Site Driveway and Private Road Approval

Private road and driveway standards are in the Roadway Design and Construction Manual. Here is a link to the Roadway Design and Construction Manual. <http://jeffco.us/Planning-and-Zoning/Documents/Roadway-Design-and-Construction-Manual-Documents/Roadway-Design-and-Construction-Manual/>

Access Permit

Not required unless there are proposed changes to an access point coming off of a County maintained roadway.

Floodplain Development Permit

In order to comply with FEMA, the Colorado Water Conservation Board (CWCB), and our Floodplain Regulations, work completed in the floodplain or flood-prone areas will require a Floodplain Development Permit. The application fee for a Floodplain Development Permit is \$250.00.

If the plans include repairing a residential structure

If it is not a Substantial Improvement (improvements less than 50% of structure's value)

- A Floodplain Development Permit is required.
- Flood resistant materials are required two feet above the BFE (Base Flood Elevation) or six feet above the highest adjacent grade if BFE data is not available.
- If all improvements are internal, the permit will not include a Floodplain Study and we can rely on the construction plans that document the scope of work and proposed materials.

- ~ Post construction certification will not be required since the Building Safety Division will inspect per the approved plans.
- ~ Turnaround time should be less than 2 days.
- If any improvements are external or structurally attached to the house, which were not permitted or are being revised, the permit will include a Floodplain Study.
 - ~ Post construction certification will be required.
 - ~ Turnaround time should be less than 8 days.

If it is a Substantial Improvement (Improvements greater than 50% of structure's value)

- A Floodplain Development Permit is required.
- The substantial improvement portion of the repaired structure will have to be elevated to at least two feet above BFE or four feet above the highest adjacent grade if BFE data is not available.
- Post construction certification and an Elevation Certificate will be required.
- Turnaround time should be less than 8 days.

If the plans include repairing a non-residential structure

If it is not a Substantial Improvement (improvements less than 50% of structure's value)

- A Floodplain Development Permit is required.
- Flood resistant materials are required two feet above the BFE or six feet above the highest adjacent grade if BFE data is not available.
- If all improvements are internal, the permit will not include a Floodplain Study and we can rely on the construction plans that document the scope of work and proposed materials.
 - ~ Post construction certification will not be required since the Building Safety Division will inspect per the approved plans.
 - ~ Turnaround time should be less than 2 days.
- If any improvements are external and structurally attached to the building, which were not permitted or are being revised, the permit will include a Floodplain Study.
 - ~ Post construction certification will be required.
 - ~ Turnaround time should be less than 8 days.

If it is a Substantial Improvement (Improvements greater than 50% of structure's value)

- A Floodplain Development Permit is required.
- The substantial improvement portion of the repaired structure will have to be elevated to at least two feet above BFE or the structure can be floodproofed to two feet above the BFE.
- Post construction certification will be required.
- Turnaround time should be less than 4 days for the flood-proofing option and less than 8 days for the elevated structure option.

If the plans include replacing a residential or a non-residential structure

A Floodplain Development Permit is required.

- A Floodplain Study will be required. Residential structures will have to be elevated while non residential structures can be elevated or floodproofed.

- ~ Post construction certification will be required.
- ~ Turnaround time should be less than 12 days.

If the plans include land disturbance

A Floodplain Development Permit is required.

- Dependent on the type and scope of work proposed, a Floodplain Study may be required. Planning and Zoning will assist in determining what would be required based on the specific project.

If the plans include repairing or installing culverts, including those for private access

A Floodplain Development Permit is required.

- A Floodplain Study may be required dependent on the scope of work and the type of floodplain (FEMA or Jefferson County) or flood-prone area.
- Culverts have to be sized appropriately to convey storm events.
- Culverts have to be installed appropriately to withstand flows from the storm events.
- Installation of culverts will be coordinated with the Jefferson County Road & Bridge Division or CDOT as they are repairing the impacted public roads.
- Significant private and public damage occurred as a result of undersized culverts and improper construction.
- Planning and Zoning will assist in determining what would be required based on the specific project.
 - ~ Turnaround time should be less than 8 days.

Contact Pat O’Connell at 303.271.8707 or poconnel@jeffco.us with any questions.

Land Disturbance Permits (Grading Permit or Notice of Intent)

A Notice of Intent (NOI) is required for land disturbance that is between 10,000 square feet and 1 acre or 300 cubic yards and greater of cut and fill. The application fee for an NOI is \$150.00

A Grading Permit is required for land disturbance that 1 acre or greater. A Grading Permit is required for land disturbance of 10,000 square feet and greater or if it involves 300 cubic yards of cut and fill or greater and is located in a sensitive area. Sensitive areas include existing slopes greater than 25% and floodplains. The application fee for a Grading Permit is \$625.00.

In this situation, Planning & Zoning will allow applicants to apply for an NOI rather than a Grading Permit when the land disturbance is between 10,000 square feet and less than 1 acre or equal to or greater than 300 cubic yards cut and fill in a sensitive area. Land disturbance that exceeds 1 acre will require a Grading Permit.

Wildfire Thinning

If applicable to the property, approximately an elevation of 6400 feet and above, a defensible space plan is required. Planning and Zoning Staff will assist property owners with wildfire thinning requirements.

Certificate of Water/Sewer Availability

If the property is served by a public or private water or sanitation district, a letter from the servicing water and/or sanitation district that services are provided is required.

Well Permit & 4 Hour Well Yield Test

If the Building Permit application does not increase the number of bedrooms, the amount of water used, or changed the type of use allowed by the well permit, than the typical 4 hour Well Yield Test is not required.

If the Building Permit application does increase the number of bedrooms, the amount of water used, or changed the type of use allowed by the well permit, than the typical 4 hour Well Yield Test is required. Information on a specific water supply well can be provided by the Colorado Division of Water Resources. Here is a link to their well permit site: <http://www.dwr.state.co.us/WellPermitSearch/default.aspx>

Onsite Wastewater Treatment System (OWTS)

If applicable, the Jefferson County Public Health Department will conduct a site inspection and a records search to verify if your OWTS is up to current standards. Here is the link to the 2007 Individual Sewage Disposal System Regulations:

<http://jeffco.us/Public-Health/Documents/Environment-Health-Services-Forms-and-Applications-Documents/ISDS-Documents/ISDS-Regulations-2007/>

Contact Craig Sanders in Public Health for information at 303.271.5759 or csanders@jeffco.us

Certificate of Compliance (COC)

This is a case by case determination based on specific plat notes on the applicable plat. Planning and Zoning Staff will determine if a Certificate of Compliance is required.

Soils Report

This is a case by case determination based on specific plat notes on the applicable plat. Planning and Zoning Staff will determine if a Soils Report is required.

Your individual engineer may request this in order to design an adequate foundation.

Soils Investigation Forms

This is a case by case determination based on specific plat notes on the applicable plat. Planning and Zoning Staff will determine if Soils Investigation Forms are required.

Traffic Impact Fee

A new traffic impact fee will not be assessed as long as the owner of record is the applicant on a new building permit to rebuild or if the building permit, if property is sold, is pulled within a reasonable timeframe (to be determined).