



RESIDENTIAL GARAGE

Community & Economic Development Department

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800

All documents must be submitted in .pdf format online through the [E-Permit Center](#)

The following checklist has been compiled to assist in expediting the residential plan review and permit issuance process. Please review this checklist to verify all the required documentation included in your submittal. Failure to provide the required documentation in accordance with the **naming conventions in red** may result in delaying the code review process prior to issuing a permit. All documents listed below are required. Incomplete submittals will not be accepted.

- Narrative/Scope of Work**
- Address and Parcel number**
If one does not exist, contact Development Services **720.523.6800**
Plans will need to be updated to reflect property address
- Site Plan** - Showing all setbacks including well, septic tank and leach field (if applicable) - *Site-Plan.pdf*
Must include dimensions of the structure and relationship to existing buildings and the distance to property lines.
- Foundation and Structural Plan** - *Structural-Plans.pdf*
 - If the proposed design exceeds 600 sq ft (light-frame construction) **OR** 400 sq.ft (anything other than light-frame), **OR** has more than a 10 ft wall height measured at the eave, **OR** exceeds the span requirements listed in the 2018 IRC, engineered stamped plans will be required.
- Soils Report** (if applicable; see below) – *Soils-Report.pdf*
 - Only if there is no principal building on the property and or/vacant lot (contact Development Services for Zoning)
- Complete plan view and elevations including roof drainage** - *Architectural-Plans.pdf*
 - A [CCICC building guide](#) may be used provided that the proposed design does not require to be engineered.
 - If servicing with electrical, include location of main/sub panel, switches, receptacles and appliances.
 - If servicing with plumbing, check with your **local water and sanitation department** for additional requirements
 - If servicing with mechanical, include plans and details.
 - As an alternative to stamped engineered plans; include mechanical load calculations, mechanical layout, and diagrams of duct fittings (Manual JD&S or equivalent)
 - If heating and cooling the structure, thermal barrier must be indicated on plans and structure must comply with the 2018 IECC.
 - A REScheck can be used to show compliance with the Thermal Envelope requirements of the 2018 IECC and is available at www.energycodes.gov.
- Adams County Health Department** (Septic Permits) **303.220.9200**
- Fire Department Approval may be required.** Check with your [local fire department](#). Must be submitted to County prior to permit issuance.
- Access and Culvert Permits** (separate permit, if additional access/driveway is proposed)
Contact One-Stop Customer Center **720.523.6800**
- Erosion and Sediment Control Plan**
(See "[Small Construction Site Sediment and Erosion Control Guidelines](#)" to prepare the plan, or contact **Adams County Engineering 720.523.6800**)

CONTINUED ON NEXT PAGE

FEES REQUIRED AT TIME OF SUBMITTAL

- Plan Review fee based on 65% of listed valuation at time of submittal by applicant. ([fee schedule](#))**
Note: During review of the plans, the valuation will be verified according to the Building Safety Journal Data (Aug. 2014) price per square foot and may be adjusted resulting in adjustment of the plan review fee and additional charge for the difference or a credit towards total permit fees.

 - Development Review fees upon each submittal: Residential **\$40.00**.
-

CONTRACTOR'S LICENSING

A General Contractor and Subcontractor(s) must be identified prior to issuance of permits. If the contractors are not registered, they must do so on the [E-Permit Center](#). Please see below for our requirements. Once the contractor is approved, Adams County requires the General Contractor to notify One-Stop at epermitcenter@adcogov.org. Any transfers will require written documentation between the new and old General Contractor and approval from the Adams County Building Safety Division

- **Class A:** Erect, add to, alter, or repair any building or structure, in all occupancy groups.
- **Class B:** Erect, add to, alter, or repair any building or structure not over two (2) stories in height, in group B, F, M, S, R, and U occupancies.
- **Class C:** Erect, add to, alter, or repair any building or structure of a non-structural nature, in group M and R occupancies
- **Class D:** Any specialty contractor including, but not limited to, plumbing, electrical, siding, fences, glass and glazing, insulation, and heating.

Adams County Building Safety requires the following documents to be successfully registered:

- Driver's License of Authorized Person(s)
 - General Liability Insurance - [Requirements](#)
 - Contractor license from any Colorado municipality OR ICC Certification
 - Colorado State Contractor/Colorado Master License (Electrical and Plumbing Contractors ONLY)
-

APPLICATION REVIEW TIMELINE

- Initial review timeframe from application acceptance¹ = **10 business days**
- Second review and onwards = **5 business days**

ADDITIONAL REVIEW TIMELINE (revisions after permit issuance)²

- Initial review timeframe from application acceptance = **10 business days**
- Second review and onwards = **5 business days**
- Plans will be charged a **\$100.00/hour** additional plan review fee

¹ Application acceptance means it has been processed through One-Stop and is not from receipt of plan check fee(s).

² An Additional Plan Review must be requested through One-Stop to start a new workflow. 720.523.6800; epermitcenter@adcogov.org

INSPECTIONS

Once a permit has been issued, it is the responsibility of the applicant to schedule inspections. Please view our [Building Inspection Procedures](#). Inspections must be scheduled **48 hours in advance** online through the E-Permit Center or through the IVR phone system 720.523.6320