

**CAST Survey
Phased Construction
May 2023**

Respondent	Does your community allow phased building permits for large construction projects? For instance, underground utility permits, foundation only permits, then Architectural/MEPs, then interiors?	If so, what safeguards do you have against projects defaulting? Performance/restoration agreements or bonds/letters of credit?	Do you require projects meets certain schedule milestones other than what is required in the building code?
Aspen	Yes, for qualifying projects per (1) this policy . Phase I: Building Demolition, Site Preparation, Excavation and Stabilization, and Infrastructure; Phase II: Building Footer, Foundation, and Framing; Phase III: Complete Scope of Work	No, unless something was specified in the land use approvals. It is something we are looking into for future projects.	No
Avon	Only a limited basis if a Public Improvements Agreement is approved by Council or if the amount of excavation of 100 cubic yards. General rule is that a building permit must be obtained before any site work can commence. Avon used to approve grading and foundation permits, but the rule is now to pull a complete building permit with some limited exceptions. Section J103, 1, Permits required, is amended by adding the following sentence: Except as provided herein no grading permit shall be issued unless: (1) a Public Improvement Agreement or Security Agreement is approved by Town Council; or (2) less than 100- cubic yards of material is excavated. Grading Permits may be issued administratively for the Village at Avon Planning Areas A, B, C, D, E, F, and J which are designated Administrative Subdivision Areas in the Village at Avon PUD Guide provided a Grading Permit and Security Agreement is approved by the Town Engineer. All Grading Permits issued pursuant to this provision shall comply with this Appendix J as amended and such other requirements of general applicability as may be adopted by the Town." (2) Ordinance 22- 03 Amending Grading Permits	Public Improvements Agreement includes requirements for restoration along with a performance bond, letter of credit or cash to guarantee performance.	
Basalt	Excavation/Foundation permits are available to floor level build (Separate fee). Building permits cover construction of structures. MEP's are separate permits. Some structures (mostly multi-use) will have some sections finish MEP's & white box type rated area's. A white box would contain minimum code requirements for life safety, accessibility, fire rated assemblies, structural, & MEP's or designs above code that is agreed to be installed during the permitting process. The white box sections of the multi-use would then need permitting for finishes as a CC later after CO/TCO.	We typically have a letter of credit or escrow account for public improvements. We don't require this for the private improvements. There is some risk with this and we saw that play out in 2008 with the Great Recession when some building projects went unfinished. I think its hard to ask for this added expense for private improvements.	Town Council has energy & sustainable building targeted as above code standards. Our amended building codes can be found here: https://library.municode.com/co/basalt/codes/municipal_code?nodeId=CH18BURE WE are in the process of updating to 2021 ICC codes.
Breckenridge	We do not typically issue separate building permits for large phased construction projects. I believe there have been times in the past when we issued a foundation only permit. In a couple cases, we issued a building permit for one portion of a large building, and then a second portion, and finally a third.	We have not had to resort to bonding (we do cash deposits) for large ticket items like foundations and vertical construction. Our bonding is more weather related, allowing bonding for things like landscaping and asphalt paving to be bonded during the winter months. We require that the foundations be reviewed for compliance to code for the structure and any code required changes at full permit issuance.	No not really but we do see some seasonal constraints we impose like dried in by Fall, or snowmelt system operational in high pedestrian walkways by Winter/Ski Season.

Respondent	Does your community allow phased building permits for large construction projects? For instance, underground utility permits, foundation only permits, then Architectural/MEPs, then interiors?	If so, what safeguards do you have against projects defaulting? Performance/restoration agreements or bonds/letters of credit?	Do you require projects meets certain schedule milestones other than what is required in the building code?
Durango	We do not generally promote this as a preferred approach, but we do allow it. We have gotten into tough situations in the past with projects stalling for long periods of time after excavation or foundation work. We have an on-site excavation permit and our Building Division allows 'Foundation Only' permits. https://www.durangogov.org/DocumentCenter/View/21556/Onsite-Excavation--Grading-Permit---FILLABLE	We get Public Improvement Agreements (PIAs) with a bond before issuing any building permit. This covers all public improvements, but does not typically cover on-site improvements so a projects can default or be postponed for significant periods of time and we have limited control over that. For some larger projects, we have required bonds for select on-site improvements such as large retaining walls or stormwater features.	Not typically.
Eagle County	We do not allow phased building permits	n/a	We do not require additional schedule milestones.
Estes Park	My approach for this with the municipalities I've worked for is to set out the broad requirements in the code, and then get more granular in a public improvement agreement for each significant development. This sets out obligations including securities and phasing (where applicable) for all of the improvements we need to keep track of.	My contracts do require a cash bond or a letter of credit for the improvements that would detrimentally impact the town if unfinished. I would not recommend a performance bond, since payout on those is often harder to obtain and you can end up in litigation instead. If the developer is in default of the agreement or is not proceeding diligently and responsibly, we can use the security to finish the improvements or clean up the site.	No
Frisco	No, our community will only do a grading permit with security (150% for reveg/restoration). Rarely, we'll issue a foundation only, but only in extreme circumstances.	Both	No
Glenwood Springs	The City of Glenwood Springs allows for grading permits to occur prior to full building permits in select cases signed off on by Engineering, Public Works, and Planning. Grading permits issued prior to complete approvals of building permits are at the applicants' risk. Any changes to the site due to revisions necessary for building permit approval could require additional review from City Staff that may lead to revisions of approvals obtained from Planning and Zoning and/or City Council.	We take Bonds for public improvements, or improvements that serve a shared/semi-permanent use, such as private utility mains, sidewalks, and roadways, are required for phased projects.	No. Projects follow building permit timelines of 180 days
Mountain Village	We have done this in the past and it has been problematic. Currently we are not allowing for phased permits. We are being asked to reconsider this policy with some recent projects and haven't made a final decision as to whether we are willing to move back in this direction. Initial conversation with both public works and building does not support phased development permits.	Yes, if we move this way we would definitely require both	Only if it is built into the development agreement – for instance a recent subdivision did have a required timeline for the associated public improvements.

Respondent	Does your community allow phased building permits for large construction projects? For instance, underground utility permits, foundation only permits, then Architectural/MEPs, then interiors?	If so, what safeguards do you have against projects defaulting? Performance/restoration agreements or bonds/letters of credit?	Do you require projects meets certain schedule milestones other than what is required in the building code?
Steamboat Springs	<p>We do allow phasing of building permits. We allow for grading excavation ahead of foundation only permits. The Planning Department does not approve building permits for Foundation Only without full architectural plans. The City of Steamboat Springs offers a</p> <ol style="list-style-type: none"> 1. Grade and Fill Permit on many commercial projects, that allows over lot grading and excavation work, utility work, infrastructure work, driveway access and parking lot grading, storm water work, etc before they dig for foundations. 2. Foundation Only Permits would be the next phase, (3) see attached policy 3. The Building Department has on occasion also offered a Corn-Shell Building Permit to be issued in front of full building permit approval, this may be used when we have all structural plans completed and may be waiting on some interior architectural or MEP's to be done, it allows them to frame the shell of the building while we wait on required deferred submittals. 4. Then Full Building Permit <p>It's important to understand we purchased new software a couple years ago, that allows us to set firm conditions on the permit on required deferred submittals, the software does not allow the contractor to move forward from phase to phase until we remove the conditions, so it helps us monitor and track progress and ensure work does not move too far without our approval. Our Contractors have been very respectful in almost all cases and work with us and meet our conditions and do not work beyond was approved, we have had only two projects in 6 years that moved too far, we posted a Stop Work Order in both cases and shut the job down when this occurred, this happened on projects that had Contractors who had not worked with us previously, so somewhat of a learning lesson.</p>	We don't have any of these safeguards.	I don't believe so but you may check-in with Routt County Building Department.
Summit County	We very rarely do phased permits, and when we do they are only for foundation only permits.	We don't collect bonds but ask that the owner bare any risk associated with required plan changes associated with any specific comments that come up at plan review. Our Engineering and Planning Departments have worked a bond program for projects which are finalled during the winter when grading/ landscaping can't be completed.	We do not.
Vail	On large commercial and residential projects, yes.	We will only issue the early permit(s) after the vertical construction permit has been applied for, plan review has been paid for, and we've received the first round of comments back from the initial review. This ensures the project ownership team has a vested interest in seeing it through to the end. Depending on the cope and sequencing of the project, our planning division will require a Developer Improvement Agreement (DIA) and corresponding bond or escrow account.	Typically not.
	(1) Policy for phased building permits (Aspen) included below		
	(2) Ordinance 22- 03 Amending Grading Permits (Avon) included below.		
	(3) Foundation Only Permits Policy (Steamboat Spings) included below		



Memorandum of Policy

From: Mike Metheny
Date: June 12, 2020
Subject: Phased Building Permits

Intent:

- The City of Aspen allows a Phased Building Permit option for projects meeting certain eligibility criteria. The intent of a Phased Building Permit is to allow initial construction activity to start on projects that are complex and long-term in nature, while the final details of certain building features are finalized.
- A Phased Permit does not guarantee continuous construction activity. Later phases will only be issued when required criteria are met, even if earlier phase construction has been completed.

Eligibility:

- Permits with scopes of work including the demolition of the existing structure in addition to site excavation and stabilization are eligible for phased permitting.
 - Additional projects may be eligible for phasing at the discretion of the Chief Building Official.
- Permits participating in the Phased Permit program forgo the ability to submit a Change Order that necessitates amendment to existing development approvals beyond the administrative level.
- If, in the opinion of the Chief Building Official, a project's overall plans and documents are not sufficiently complete to demonstrate a viable path towards overall approval, the project will not be eligible for phased permitting.

Phased Submittal:

- A Phased Permit applicant will submit a complete application, including all necessary plans and documents for the complete scope of proposed work.
 - With proper justification, some plans and documents may be eligible for a deferred submittal to a later phase of the project. What submittal requirements may be deferred, if any, are at the discretion of the Chief Building Official in conjunction with affected review agencies.



Phased Issuance:

- The City of Aspen will work with eligible applicants to develop a phasing plan specific to individual projects. The general phases that will be issued are as follows:
 - Phase I: Building Demolition, Site Preparation, Excavation and Stabilization, and Infrastructure
 - Examples of permitted work: Establishing perimeter fencing and security; access points; staging areas, temporary power, and temporary contractor offices and facilities; installing drainage BMPs; silt fencing; vehicle and equipment wash areas; demolition of existing structures, portions thereof, or exploratory demolition; tree removal; site grubbing, mass site grading; excavation, soil stabilization, geothermal wells, installation of stormwater sub-surface infrastructure; utility main lines (offsite work permitted separately).
 - Phase II: Building Footer, Foundation, and Framing
 - Examples of permitted work: Construction of the building footer, foundation, structural frame, exterior materials, and backfill; installation of stormwater surface infrastructure, fine grading, utility service lines, landscaping, curb, gutter, and pedestrian infrastructure. This includes all work to accomplish final site grading and building heights.
 - Phase III: Complete Scope of Work
- The Chief Building Official will determine the exact scope of work to be included in each project phase prior to issuance of each phase.

Criteria for Issuance of Individual Phases:

- Phase I:
 - 100% compliance for all plans and documents affected by Phase I construction.
 - Plans and documents required for Phase II construction have a clear path to approval as determined by the Chief Building Official in conjunction with affected review agencies.
 - The following review agencies must approve the complete project scope prior to the issuance of Phase I:
 - Construction Management
 - Engineering Development Review
 - Erosion and Sediment Control
 - Parks
 - Parking
 - Sanitation
 - Utilities
 - Zoning



- Phase II:
 - 100% compliance for all plans and documents affected by Phase II construction.
 - Plans and documents required for Phase III construction have a clear path to approval as determined by the Chief Building Official in conjunction with affected review agencies.
 - The following review agencies must approve the complete scope of the project prior to issuance of Phase II:
 - Environmental Health-Recycling
 - Utility Connection Permit
 - WELS
- Phase III:
 - 100% compliance for all plans and documents for the complete scope of work.

Fee Structure:

- Permits participating in the phased permit program are subject to the same fees as a standard permit, with the addition of:
 - Building phasing fee (35% of Building permit fee)
 - Zoning phasing fee (10% of Zoning review fee)
 - Construction Mitigation phasing fee (10% of CMP fee)
 - Engineering phasing fee (10% of Engineering fee)
 - Parks phasing fee (10% of Parks fee)
 - Utilities Development phasing fee (10% of Utilities Development fee)
- All review fees and the associated phasing fees are due at permit submittal.
- The Building permit fee, GIS fee, and use tax fees will be due prior to the issuance of Phase I. Performance guarantees, bonds, sureties, and escrows also are due at the issuance of Phase I.
- Water tap fees will be due prior to the Issuance of Phase II.
- All REMP fees, impact fees, and other mitigation fees will be due prior to the issuance of Phase III.

Requirements:

1. Applicants are required to have a pre-submittal meeting with a Permit Coordinator. The purpose of this meeting is to:
 - a. Determine the eligibility of the proposed project for phasing
 - b. Review submittal plans and documents to ensure the project is ready to submit
 - c. Using Exhibit A, identify what agency pre-submittal meetings and red flag reviews are required prior to application submittal
2. Applicants will schedule pre-submittal meetings with the designated agencies and the Permit Coordinator. Agencies will sign Exhibit A to document that the pre-submittal meeting occurred.



- a. Pre-submittal meetings must be documented. The Permit Coordinator, reviewers, or applicant can determine who will compile meeting minutes. Minutes shall be uploaded into Salesforce under Notes and Attachments.
3. Applicants are required to submit a Phasing Scope of Work narrative, updated for each phase, that details the work planned for each phase of their project. This narrative must be approved by the City prior to the issuance of each phase.
 - a. At the issuance of Phase I, the updated narrative shall provide a timeline for document submittal for Phase II and III items.
4. Relevant sub-permits (including Tree, Right-of-Way, Encroachment, Electrical, Mechanical, and Plumbing) must be separately applied for at each phase as scopes of work are approved.

Signatures and Acceptance:

1. I understand that permits participating in the Phased Permit program forgo the ability to submit a Change Order that necessitates amendment to existing development approvals beyond the administrative level.
2. I understand that a majority of city departments must completely approve my application prior to the start of construction activity.
3. I understand that applying for a phased permit does not guarantee an earlier start date for my project. Construction activity may start when criteria for Phase I issuance, as outlined above, is met.
4. I acknowledge that obtaining a Phased Building Permit incurs additional project risks above and beyond those normally associated with a Building Permit.
5. I understand that I am proceeding at my own risk, without assurance that a permit or certificate of occupancy for the building(s) will be granted until all applicable requirements of codes, laws and regulations are met. I agree not to proceed beyond the work scope approved by the City for each phase.
6. I agree to assume any and all liability associated with the possibility of denials or delays associated with a Phased Building Permit.
7. I will advise my client of this policy and the added risks.

Signature of Property Owner

Date

Signature of Permit Applicant

Date

COMMUNITY DEVELOPMENT DEPARTMENT

PHASED PERMIT PRE-APPLICATION FORM



Based on the scope of work of each individual project, a Permit Coordinator will indicate the departments below that you must schedule a pre-submittal meeting with. Your application will not be accepted for review until you have received approval from each indicated agency to submit your permit. Submit this completed form as a component of your permit application.

PROPERTY INFORMATION

ADDRESS _____

DESCRIPTION OF
WORK IN DETAIL _____

PRE-SUBMITTAL AGENCY APPROVALS

REVIEW REQ'D	REVIEW AGENCY	REVIEWER APPROVAL	DATE	COMMENTS
<input type="checkbox"/>	BUILDING			
<input type="checkbox"/>	CMP			
<input type="checkbox"/>	ZONING			
<input type="checkbox"/>	WATER			
<input type="checkbox"/>	HPC			
<input type="checkbox"/>	ENGINEERING			
<input type="checkbox"/>	PARKS			
<input type="checkbox"/>	WELS			
<input type="checkbox"/>	EROSION CONTROL			
<input type="checkbox"/>	ENVIORNMENTAL HEALTH			



ORDINANCE 22-03

AMENDING SECTION 15.08.160 OF THE AVON MUNICIPAL CODE REGARDING ISSUANCE OF GRADING PERMITS.

WHEREAS, the Town of Avon, Colorado (“**Town**”) is a home rule municipality and political subdivision of the State of Colorado organized and existing under a home rule charter (“**Charter**”) pursuant to Article XX of the Constitution of the State; and

WHEREAS, pursuant to Ordinance No. 13, Series 2018 the Avon Town Council (“**Council**”) duly adopted the International Building Code as amended by the Town’s local amendments; and

WHEREAS, a local amendment codified at Avon Municipal Code § 15.08.160 provides for the regulation and permitting of grading permits; and

WHEREAS, in certain circumstances some property owners have obtained grading permits without subsequently obtaining a building permit thus creating blighted and incomplete construction sites; and

WHEREAS, the Town Council of the Town of Avon has determined that it is in the best interest of the Town of Avon to adopt an ordinance amending § 15.08.160 to prohibit the issuance of a grading permit without the contemporaneous issuance of a building permit; and

WHEREAS, Council finds that amendments to grading permits will promote the health, safety and general welfare of the Avon Community; and

WHEREAS, Approval of this ordinance on first reading is intended only to conform that Council desires to comply with the requirement of Section 6.5(d) of the Charter by setting a public hearing in order to provide the public an opportunity to present testimony and evidence and that approval of this Ordinance on first reading does not constitute a representation that Council, or any member of the Council, has determined to take final action on this Ordinance prior to concluding the public hearing on second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF AVON, COLORADO the following:

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.

Section 2. **Amendment to Chapter 15.08.160.** Section 15.08.160 is hereby amended to read as follows with strike-out indicating language to be deleted and underline indicating language to be adopted:

15.08.160 - Appendix J—Grading.

Section J101.1, Scope, is amended by adding the following sentence:

"Grading permits shall be permitted, regulated and enforced by the Town of Avon Engineer."

Section J103.1, Permits required, is amended by adding the following sentence:

"Except as provided herein no grading permit shall be issued unless: (1) a Public Improvement Agreement or Security Agreement is approved by Town Council; or (2) less than 100-cubic yards of material is excavated. Grading Permits may be issued administratively for the Village at Avon Planning Areas A, B, C, D, E, F, and J which are designated Administrative Subdivision Areas in the Village at Avon PUD Guide provided a Grading Permit and Security Agreement is approved by the Town Engineer. All Grading Permits issued pursuant to this provision shall comply with this Appendix J as amended and such other requirements of general applicability as may be adopted by the Town."

Section 3. **Severability.** If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term " provision" means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term " application" means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

Section 4. **Effective Date.** This Ordinance shall take effect thirty days after the date of final passage in accordance with Section 6.4 of the Avon Home Rule Charter.

Section 5. **Safety Clause.** The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Avon, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 6. **No Existing Violation Affected.** Nothing in this Ordinance shall be construed to release, extinguish, alter, modify, or change in whole or in part any penalty, liability or right or affect any audit, suit, or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing which may have been incurred or


obtained under any ordinance or provision hereby repealed or amended by this Ordinance. Any such ordinance or provision thereof so amended, repealed, or superseded by this Ordinance shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of such penalty, liability, or right, and for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered, or made in such actions, suits or proceedings, or prosecutions imposing, inflicting, or declaring such penalty or liability or enforcing such right, and shall be treated and held as remaining in force for the purpose of sustaining any and all proceedings, actions, hearings, and appeals pending before any court or administrative tribunal.

Section 7. Codification of Amendments. The codifier of the Town's Municipal Code, MuniCode is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Avon Municipal Code. The Town Clerk is authorized to correct, or approve the correction by the codifier, of any typographical error in the enacted regulations, provided that such correction shall not substantively change any provision of the regulations adopted in this Ordinance. Such corrections may include spelling, reference, citation, enumeration, and grammatical errors.


Section 8. Publication. The Town Clerk is ordered to publish this Ordinance in accordance with Chapter 1.16 of the Avon Municipal Code.

INTRODUCED AND ADOPTED ON FIRST READING AND REFERRED TO PUBLIC HEARING on February 8, 2022, and setting such public hearing for February 22, 2022, at 5:00 pm, or as soon thereafter as possible, at the Council Chambers of the Avon Municipal Building, located at One Hundred Mikaela Way, Avon, Colorado.

BY:


Sarah Smith Hymes, Mayor

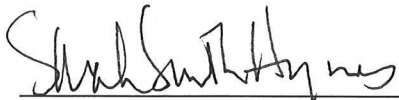
ATTEST:


Brenda Torres, Deputy Town Clerk



ADOPTED ON SECOND AND FINAL READING on June 14, 2022.

BY:



Sarah Smith Hymes, Mayor

ATTEST:


Brenda Torres, Deputy Town Clerk



APPROVED AS TO FORM:


Karl J. Hanlon, Town Attorney



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School Districts

Permit Number(s):

Foundation-Only Building Permit Submittal Requirements

Routt County Regional Building Department can approve and issue Foundation-Only Building Permits, the following submittal requirements at minimum need to be submitted with your permit application. Please also refer to our Application and Plan Review Permitting Process informational handout, which will provide additional detailed information on the below requirements and contact information per the AHJ's.

Special Note Under-Slab Work: Permits for Plumbing, Mechanical, Gas, Fire Sprinklers, and Electrical work will not be allowed to be issued during a Foundation-Only Building Permit and no under-slab work shall be performed until a full Building Permit is approved and issued. The following exceptions below are allowed for Electrical and Plumbing.

Exceptions:

1. Electrical Permit for temporary construction service only may be obtained.
2. Plumbing Permit for installation of the sanitary main and/or water main(s) may be obtained, this permit will only allow the lines to enter the building under or through the footing/foundation, and no further work beyond this will be allowed or inspected.

Foundation-Only Building Permit Required Submittal and Approvals

- Completed and Approved Site Plan meeting submittal requirements from the AHJ
- Completed and Approved Utility Plan meeting submittal requirements from the AHJ
- Completed and Approved Grade and Fill Permit Application meeting submittal requirements from AHJ.
- Completed and Approved Septic System and Well Permit where applicable from AHJ.
- Full Approval from Planning and Zoning Departments or AHJ meeting all submittal requirements.
- Completed Soils Report: Soil bearing capacity, including minimum dead load requirements.
- Lateral earth pressure for basement and retaining walls. (According to the submitted soils report.)
- Roof Design Snow Load. (Snow loads vary in the Routt County Region, please contact the building department office to verify the snow load for the area where you intend to build.)
- Floor design live loads. (40 p.s.f.)
- Wind design speed (115 m.p.h. according to the IRC & IBC) and exposure (either B or C) or Risk Category exception.
- Foundation material description and specifications.
- The location and size of piles and drilled caissons.
- The location and size of footings.
- The depth of footings, piles and drilled caissons.
- The location and size of all foundation walls and piers.
- The location, size, grade, and spacing of all reinforcing steel.
- Material and fasteners specifications for wood foundation systems.
- Anchor bolt size and spacing.

Routt County Regional Building Department

136 Sixth Street, PO Box 773840 Steamboat Springs, CO 80477 PH: 970-870-5566 Fax 970-870-5489 Email: Building@co.routt.co.us

- Framing anchors and connectors to be embedded in concrete or masonry.
- Concrete and masonry beam pocket locations and sizes.
- Concrete slab thickness and reinforcement.
- The location of exterior and interior columns, beams and girders, headers and lintels.
- Construction details and material specifications for columns, beams, girders, headers and lintels.
- The location of all exterior and interior bearing and shear walls.
- Bearing and shear wall construction details and material specifications.
- Floor construction details and material specifications.
- Roof construction details and material specifications.
- Exterior deck and porch construction details and material specifications.
- Structural load calculations for the entire building including wind, snow, live and dead loads.
- Height and area calculations
- Architectural elevations and sections

Foundation-Only Building Permit Fees: Routt County Regional Building Department does not provide any fee reduction for Foundation-Only Building Permits; all applicants must provide the total project valuation that would be entered for a normal Building Permit application. Plan Review Fees must be paid prior to the Plan Review process beginning, then all Building Permit Fees must be paid for prior to the issuance of the Foundation-Only Building Permit.

IBC Section 107.3.3 Phased Approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Foundation Plan Submittal Requirements:

The plans submitted by the applicant or professional consultant must be labeled as Foundation-Only Plans and have the Professionals Stamp/Seal on the plan set in order to be approved by the Routt County Regional Building Department.

Applicants Responsibilities and Risks:

The Foundation-Only Building Permit when issued by the Routt County Regional Building Department allows the applicant to proceed with the construction of the footings and foundation work as shown on the approved set of plans. The permit applicant understands no work beyond the foundation shall take place prior to receiving approval and issuance of a full Building Permit. The permit applicant is proceeding at their own risk with no assurance that a full Building Permit will be granted. Any changes, alterations, or addendums that are submitted or required to the building plans after the issuance of the Foundation-Only Building Permit could potentially affect the pre-approved work area. Any necessary changes or alterations to the existing foundation work will be the applicant's responsibility to complete in accordance with the new approved submitted plans.

Permit Applicant Signature: _____ Date: _____

Building Official Signature: _____ Date: _____

Routt County Regional Building Department

136 Sixth Street, PO Box 773840 Steamboat Springs, CO 80477 PH: 970-870-5566 Fax 970-870-5489 Email: Building@co.routt.co.us