



## FREQUENTLY ASKED QUESTIONS

# ARE YOU READY TO BUILD?

Protecting the public health, safety, welfare, comfort, convenience and prosperity of the present and future residents of Las Animas County.



LAS ANIMAS COUNTY  
PLANNING AND  
BUILDING OFFICES

200 EAST FIRST STREET ROOM 104  
TRINIDAD COLORADO 81082

719-846-4486

FAX: 719-846-7160

Joe.richards@lasanimascounty.org

FROM MOUNTAINS TO THE PLAINS  
CLEAN WATER, FRESH AIR



A Certificate of Occupancy must have 4 signatures on it to be issued to property owner. (Health Department, Electrical Inspector, Plumbing Inspector and Building Inspector)

## Manufactured Homes

All manufactured homes in Las Animas County will not be issued a Certificate of Occupancy. The inspectors signatures on the building permit itself will suffice as the final to be occupied. A State of Colorado, Division of Manufactured Housing, sticker will be placed on manufactured home at the time of final.

## Contractor Information

It is the responsibility of the contractor to make sure there is a valid permit on the job, prior to starting the job. Every contractor is responsible to call our office and request any and all required inspections. Contractors must let our office know when jobs are completed, so we can final the job and sign off on permit.

If the property owner pulls the permit and is doing all the work, then it is the responsibility of the property owner to call for all inspections.

## Required Inspections for Building In Las Animas County

Please call 24 hours in advance when scheduling an inspection.

- 1.) **ZONING:** Building Inspector will make sure your construction plan complies with zoning regulations. (i.e. setbacks, minimum lot size, minimum dwelling size)
- 2.) **SEPTIC:** A Septic Permit must be completed before a building permit is issued. Health Department approves septic systems.
- 3.) **FOOTING:** After re-bar is in place, but before concrete is poured. Building Inspector does this inspection.
- 4.) **FOUNDATION:** After elevations are determined, forms are in place, and re-bar is in place. Re-bar requirements are 30" on center uprights vertically; horizontally one at the bottom, two at the top, and depending on height of wall, one every 30" on center. All #4's minimum. Building Inspector does this inspection.

**REMEMBER:** Plumbing and Electrical permits must be completed and sent in to the state to receive that permit. (Our office has these permit applications available)

- 5.) **FRAMING:** After rough in plumbing and electrical inspections are done and signed off by State Inspectors.
- 6.) **INSULATION:** Building Inspector will do this inspection before dry wall is started.
- 7.) **DRY WALL:** After completely sheet rocked, nailed or screwed, but before taping or filling has begun. Building Inspector will do this inspection.
- 8.) **FINAL ELECT.:** State Electrical Inspector must approve final electrical work and sign off in order to get a Certificate of Occupancy.
- 9.) **FINAL PLUMB.:** State Plumbing Inspector must approve final plumbing work and sign off in order to get a Certificate of Occupancy.
- 10.) **FINAL:** Building Inspector will sign off on Building Permit when house is ready for habitation and all other permits are finalized by health department, electrical and plumbing inspectors.

## STRUCTURAL DESIGN REQUIREMENTS

All buildings must be built to the specifications as set forth in the 2003 International Building Code (IRC/IBC/IMC) and the 2003 Edition of the International Energy Conservation Code.

### SNOWLOAD

30# BELOW 8,000 FEET  
40# ABOVE 8,000 FEET

### WINDLOAD

80 MPH BELOW 8,000 FEET  
100 MPH ABOVE 8,000 FEET

### FROST DEPTH

32" BELOW 8,000 FEET  
48" ABOVE 8,000 FEET

### SEISMIC

CATEGORY 1  
EXPOSURE B



New accesses onto county maintained roads require a Driveway Access Permit which is through the Las Animas County Road and Bridge Department.

**The Building Inspector makes sure your construction plan complies with zoning regulations i.e. setbacks, minimum lot and dwelling size. He reviews and approves the building plans and performs required inspections.**

Permits are needed to erect, construct, re-construct, alter or remodel any building, structure or improvement within Las Animas County. A permit is not required for buildings less than 200 square feet.

For example, you need a permit for re-roofs, foundations, manufactured homes, remodels, additions, garages, decks, buildings for agricultural use, such as pole barns, new homes and commercial buildings.

Agricultural buildings such as pole barns require a permit however, there isn't a fee. A permit fee is based on building valuation and size.

The life of a building permit is 180 days. If no work has commenced in this time frame, the permit becomes null and void and another permit is required. A permit may be extended, if construction has started, for two additional periods providing the applicant submits a letter to the Building Inspector requesting an extension and construction has started. Extended permits are good for 06 months.

**The following items/drawings or complete design plans are needed to obtain a building permit, including an estimate of cost:**

- **SEPTIC PERMIT:** The septic permit must be completed before a building permit is issued. The Health Department approves septic permits.
- **FLOOR PLAN**
- **FOUNDATION PLAN Stamped By Co Licensed Engineer**
- **2 ELEVATIONS**
- **CROSS SECTION DRAWING**
- **HVAC CALCULATIONS**

## ***Things To Do and Contact List***

### **Water Well**

Need permit to drill contact the Colorado Division of Water Resources, 1313 Sherman Street, Room 823, Denver CO 80203. 303-866-3581 or contact the well driller and they will assist you.

### **Septic Tank**

Call John Martinez or Kerry Taube at the Las Animas County Health Department, 412 Benedicta Avenue, Trinidad CO 81082. 719-846-2213 Fax: 719-846-4472

### **Building**

Joe Richards, Building Inspector for Las Animas County, Courthouse, 200 East First Street, Room 104, Trinidad CO 81082 719-846-4486 ext., 3 FAX: 719-846-7160. He is in the office Monday through Friday from 8am to 9am and returns at 3:30pm to 4:30pm to issue building permits and take phone calls. You can call and leave a message on voicemail, during the day, and the building inspector will return calls when he is in the office.

### **Plumbing**

Andy Medina, Colorado Plumbing Inspector, [www.dora.state.co.us/electrical](http://www.dora.state.co.us/electrical). He is the Las Animas County area on M, W, and F. He is in the office from 8am to 9am Monday through Friday.

### **Electrical**

Rich Wyland, Colorado Electrical Inspector, [www.dora.state.co.us/plumbing](http://www.dora.state.co.us/plumbing). He is the Las Animas County area on M, W, and F. He is in the office from 8am to 9am Monday through Friday. Call San Isabel Electric to request service, 1930 East Main Street, Trinidad CO 81082. 719-846-2287

### **Title Companies**

Trinidad Abstract & Title CO, 301 North Commercial, Trinidad CO 81092. 719-846-9238

Dotter Abstract, 304 North Commercial, Trinidad CO 81082. 719-846-1730

### **Physical Address**

Robert L. Valdez, Las Animas County Planning and Land Use Director, Courthouse, 200 East First Street, Room 104, Trinidad CO 81082. 719-846-4486 Monday through Friday.

# Residential Code Plan Review Requirements

## PRE-INSPECTION PLAN REVIEW

	Code Value	Comments
Insulation R-values and materials on plans	R- <del>31</del> <sup>19</sup> R-38	_____ _____ _____
Fenestration U-factors and SHGC values on plans	.35	_____ _____ _____
Mechanical system design criteria on plans	_____	_____ _____ _____
Mechanical and service water heating equipment types, sizes and efficiencies on plans	_____	_____ _____ _____
Duct and pipe insulation and duct sealing on plans	_____	_____ _____ _____
Thermal envelope air sealing details on plans	_____	_____ _____ _____
HVAC loads calculations: Heating system size(s): Cooling system size(s):	_____	_____ _____ _____

## FOUNDATION INSPECTION

Slab edge insulation R-value. Installed per manufacturer's instructions.	Unheated: R-0 Heated: R-5	_____ _____ _____
Slab edge insulation depth/length	Heated: 2ft.	_____ _____ _____
Basement wall exterior insulation R-value. Installed per manufacturer's instructions.	R-5	_____ _____ _____
Basement wall exterior insulation depth	10ft. or to basement floor	_____ _____ _____
Crawl space wall insulation R-value. Installed per manufacturer's instructions.	R-5 (cont.) R-13 (cavity)	_____ _____ _____

**Framing/Rough-In Inspection****Code Value****Comments**

Floor insulation R-value  
(requirement varies depending on  
floor type). Installed per manufacturer's  
instructions.

R-13

(wood)

(steel)<sup>2</sup>

Skylight U-factor (including sunrooms)

U-0.65

Duct Tightness testing

8cfm (to  
outdoors)  
12cfm

Dampers installed on all outdoor intake  
and exhaust openings

Recessed lighting fixtures meet  
infiltration criteria