

Q: Do my plans have to be professionally drawn?

A: Most small homeowner projects do not require professionally drawn plans; however, construction documents should be drawn upon suitable material and should be of sufficient clarity to indicate the location, nature and extent of the work proposed and that it will conform to the provisions of the appropriate codes.

Q: What will my building permit cost?

A: Your building permit fees vary according to the type of project. Fees are based on the valuation of the project, including both material and labor. The fees cover both the permit and inspections on the project.

Q: Can I call for a specific time for my inspection?

A: Requests for specific times on inspections for homeowner projects can not generally be accommodated; however, a.m. or p.m. requests will be honored whenever possible. Check with your jurisdiction for specific instructions.

Q: Am I responsible as a homeowner for work done on my home without a permit?

A: Yes, as the owner of the property, you are responsible for all work done. It is your responsibility once the title is in your name. It may be necessary to get a permit after the fact for work that is already complete and have it inspected for your safety.

Q: Are building permits transferable?

A: If property is sold during the construction process, before a certificate of occupancy is issued, the new owner is required to apply for and purchase a new permit.

Q: Where can I buy the code books related to my project?

A: Some code books can be purchased at a local technical bookstore. Codebooks can also be purchased online or by phone through the International Code Council at www.icbo.org or at 1-800-284-4406.

Note: If needed for reference only, your local building department has code books on file or you local library usually has the code books in the reference section.

Q: How do I schedule an inspection?

A: The phone number to call for inspections is listed on your building permit card. When you call, a recorded voice will prompt you for the information you need to provide.

Inspection Request Numbers:

**Firestone Office: 303-774-0454
1-888-774-0454**

Inspections must be called in before 4:00 p.m. to receive a next day inspection. You may request AM or PM inspections.

Current Codes:

2018 IBC and IRC
2018 IMC, IPC, IPMC, IEBC, IFGC, IFC
2012 IECC
2020 National Electrical Code

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HOMEOWNER'S GUIDE TO BUILDING PERMITS

SAFEbuilt inc.

Provided by:
SAFEbuilt

Making A Difference
Where You Need Us

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Building permits are required for most construction projects. Your building department is here to help you and your contractor in a variety of ways. We check your plans, perform inspections, and keep records on your project. We make sure that buildings are constructed to minimum standards intended to safeguard life, health, property, and public welfare. We are here to help you!

One of the most frequently asked questions is: ***“Do I need a building permit?”*** While it is true that most projects do require a permit, you will be happy to know there are many times when a permit is not needed.

A permit ***is not required*** for the following types of projects or construction:

- Replacement of flooring or carpets
- Interior and exterior painting
- Direct replacement of cabinets, countertops, toilets, sinks, and faucets
- Gutters and downspouts
- Storage sheds 200’ SF or smaller, 12’ feet or less in height. Located in rear yard and placed 5’ ft away from any property line. Only 1(one) accessory building per lot.
- Flat work – Patios, sidewalks, driveways*
- Adding zones to an existing sprinkler system

**Check with your local jurisdiction for specific departmental and code requirements.*

A permit is ***required*** for the following types of construction projects:

- Building additions or alterations
- Decks, patio/deck covers, garages and carports. **
- Hot tubs, spas and pools over 5000 gallons and/or 24” in depth. **
- Fences – installing, altering, moving**

***Please contact the building department for setbacks & requirements.*

- Basement finishes
- Adding, removing, or moving exterior and interior walls
- Replacing windows
- Adding electrical wiring – gas lines for appliances, grills, outdoor fireplaces
- Adding or replacing a furnace, water heaters, including tankless water heaters
- Installing or replacing fireplaces, wood burning stoves or gas logs
- Making any change to water lines
- Adding or replacing an air conditioner
- Re-roofing – PV Solar Systems
- Installing a lawn sprinkler system
- Adding or replacing siding, stucco, brick, etc.
- Demolitions

FREQUENTLY ASKED QUESTIONS

Q: Do I need a contractor’s license to work on my own home?

A: As a homeowner you can do work without a contractor’s license on your own property where you live. However, if you subcontract a project your electrical and plumbing contractors are required to hold a license from the State of Colorado.*

**Any contractor working in the Town of Firestone is required to obtain a contractors license with the Town of Firestone.*

Q: What happens if I do not get a required permit?

A: You may be subject to penalties as prescribed by law. CAUTION: If you do work, or have work done on your property without obtaining the required permit, you could be incurring liability in the event of a fire or accident related to the work. In some circumstances, your insurance could be invalidated.

Q: What if my water heater breaks on the weekend? Can I replace it and get a permit on Monday morning?

A: Generally, the jurisdiction will allow for emergencies such as these.

Q: How long is my permit valid?

A: Every permit issued shall become invalid unless the work authorized is commenced within 180 days. The permit shall also be invalid if the work authorized is suspended or abandoned for a period of 180 days or more, i.e. no inspections have been performed. An extension may be granted for justifiable cause.

Q: Can I get started on my project before I get my permit?

A: Except for minor demolition in preparation for your proposed project, no work should commence until the proper permit has been issued.