GETTING STARTED...

A Guide for the Building Process

Town of Orchard City

Dan Scott, Building Inspector

9661 2100 RD
Austin, CO 81410
970-835-3337 Office
970-835-3330 Fax

Cell Phone: 970-314-1515
E-Mail: ocbuildingofficial@kaycee.net
Website: orchardcityco.org

Town of Orchard City

Building permits may be required for your construction projects and can be obtained at Town Hall. It is recommended that applicants schedule a conference with the Building Official.

WORK EXEMPT FROM PERMIT REQUIREMENTS:

- **200 square foot, detached accessory buildings.**
- **Fences not over 6 feet from finish grade**
- **Retaining walls that are below 4 feet in height measured from the bottom of the footing to the top of the wall.**
- **Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.**
- **Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below.**
- **Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.**
- **Prefabricated swimming pools that are less than 24inches deep that do not exceed 5,000 gallons and are installed entirely above ground.**
- **Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.**
- **Swings and other playground equipment accessory to a one or two family dwelling.**
- **Window awnings supported by an exterior wall.**
- **Residing of buildings regulated by this code.**
- **Replacing of roofing materials regulated by this code.**
- **Uncovered patio porches, and decks less than 6 feet above ground**
- **Window replacement (In unaltered openings and where safety glazing is not required)**
- **All agricultural buildings as defined in Section 202**

Permit fees are determined on a square foot rate set by the Town of Orchard City.

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Town of Orchard City

BUILDING PERMIT APPLICATION PROCESS

1. Applicant must provide septic permit approval card that is issued by the Delta County Health Department.

2. Submit two (2) sets of drawing that include:

    a) a plot plan of the project to scale
    b) foundation lay-out with re-enforcement described
    c) floor plan lay out with rooms identified
    d) Cut section of typical exterior walls that include the foundation and dimensions.
    e) Wall material and spacing, type of siding
    f) Window location and size
    g) Door location and size
    h) Roof lay out and design
    i) Have written approval from the Delta County Health Dept. for an ISDS.

3. After plan review is accepted the applicant must purchase building permit.

4. Inspections request are required at least 24 hours in advance.

5. After the second re-inspection a charge of $45.00 will be required to be paid before another inspection can occur.

6. Inspections must be done within 180 days. After the 180 days an extension may be requested in writing to the building inspector.

7. Upon final inspection and approval of the building inspector a Certificate of Occupancy will be issued.

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Town of Orchard City

Required Inspections

In the Town of Orchard City

This inspection Guide will provide you, the home owner or contractor, with information pertaining to those inspections of the construction work that are required under the 2006 International Residential Code and the 2006 International Building Codes.

Inspections Required:

- Set-backs - prior to excavation
- Foundations - prior to pouring concrete
- Plumbing, Gas, and Electrical
  (These inspections will be performed by the appropriate State Agencies)
- Roof and wall sheathing - prior to covering
- Framing inspection - done after rough electrical and plumbing has been signed off by State Inspectors
- Insulation - prior to drywall placement
- Drywall - prior to mud and taping (corner bead does not need to be installed)
- Final inspection

It shall be the duty of the person doing the work authorized by the permit to notify the Building Official that such work is ready for inspection.

Said person shall also provide access to and means for inspection of such work.

When requests for inspections are called into Town Hall, every effort will be made to perform the requested inspection within 24 hours. If unable to do so, the party will be so notified.

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Town of Orchard City

MEANS OF REQUIRED EGRESS

- Not l ess than one exit door shall be provided and meet the minimum dimensions of 3 feet in width and 6 feet 8 inches in height.

- There s hall be a floor or landing on each side of the door. Said floor or landings shall not be more than 1 ½ inches below the top of the threshold.

- The wid th of the landing shall not be less than the door served, and shall have a minimum dimension of 36 inches measured in the direction of travel.

- If ad ditional steps are required, the maximum riser height shall be 7 ¾ inches and the minimum tread depth shall be 10 inches.

- The maxi mum difference between the greatest riser/tread, height or depth, and the smallest riser/tread, height or depth, shall not exceed 3/8 inches.

- All o ther non-egress doors do not require a landing within 1 ½ inches below top of threshold, as stipulated above. However, a landing may be installed.

- S tandard steps may be installed that meet the requirements of same width of egress door, attached to a landing that has a minimum size of 3 foot by 3 foot.

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Town of Orchard City

Town of Orchard City setback Ordinance

7.20.050 Setbacks:

7.20.050 Setbacks. Setbacks shall be measured from the most extended point of any overhang on any building. All buildings to be erected on subdivided lots shall be set back a minimum of forty five feet (45') from the center line of North Road, 2100 Road, Vista Grande Drive, Austin Road, Fairview Road, and Iris Road. All other roads will have a setback of thirty five feet (35') from center line of roads, except the setback on lots abutting cul-de-sacs shall be a minimum of twenty feet (20') from the perimeter of the cul-de-sac. All buildings shall be set back a minimum of ten feet (10') from all other lot lines. All buildings, or any structures and/or landscaping (except grass), shall be setback a minimum of twenty feet (20') from the centerline of any irrigation ditch. All setback requirement language must be shown on the face of the Final Plat (see Section 7.12.030(B)(5))(Ord. 2011-03 prior Ord. 2003-05).

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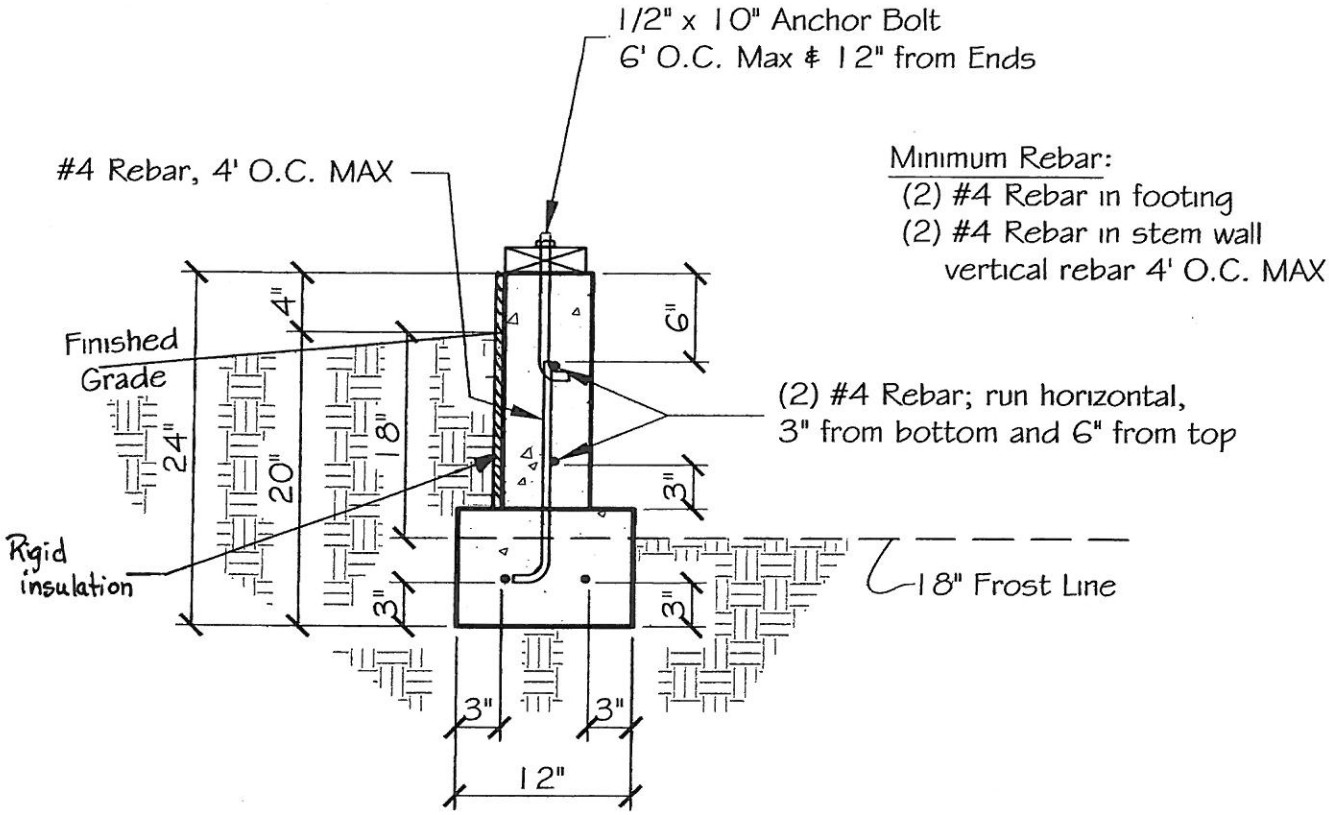
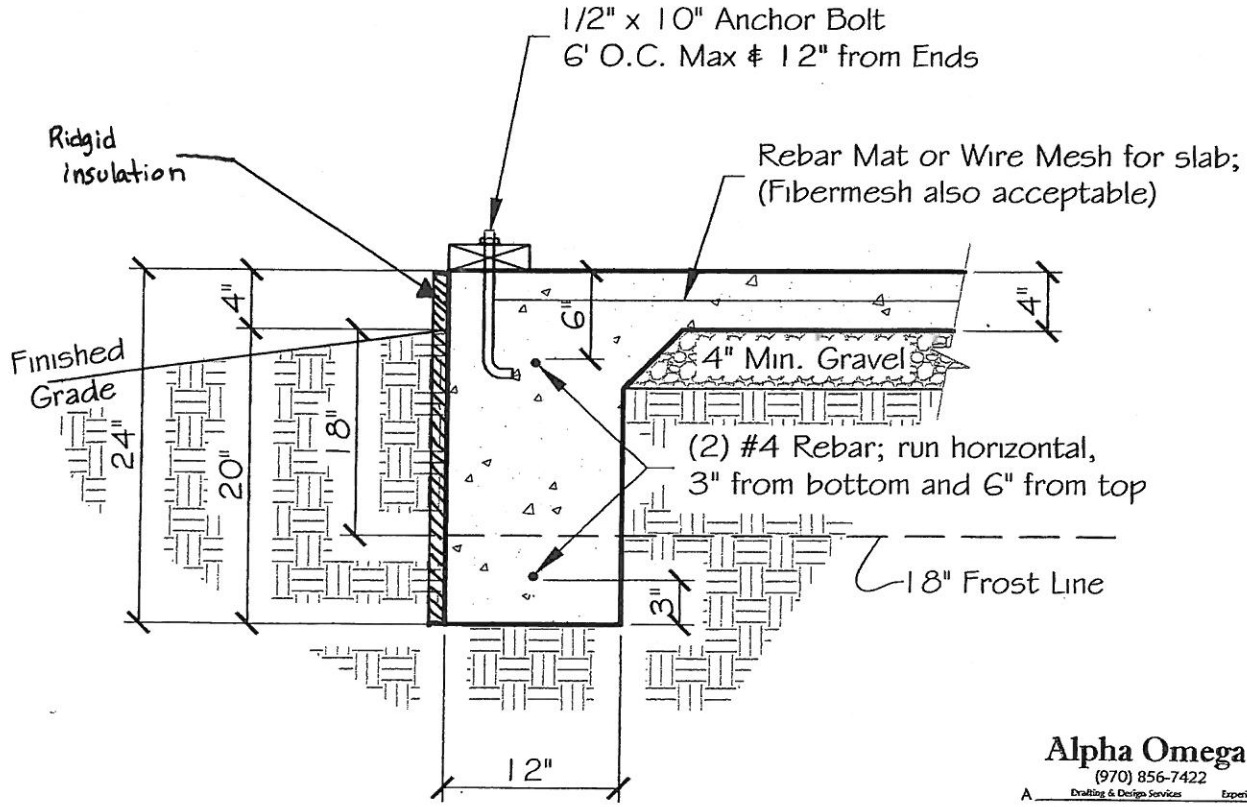
FOOTER & STEM WALL DETAIL



MONOLITHIC SLAB DETAIL



Alpha Omega Designs
(970) 856-7422
A Drafting & Design Services Experience, Quality, Integrity Ω

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
				Nails[a]	Screws[b]	
Application without adhesive						
$^3/_8$	Ceiling[d]	Perpendicular	16	7	12	13 gage, $1^1/_4$″ long, $^{19}/_{64}$″ head; 0.098″ diameter, $1^1/_4$″ long, annular-ringed; or 4d cooler nail, 0.080″ diameter, $1^3/_8$″ long, $^7/_{32}$″ head.
	Wall	Either direction	16	8	16	
$^1/_2$	Ceiling	Either direction	16	7	12	13 gage, $1^3/_8$″ long, $^{19}/_{64}$″ head; 0.098″ diameter, $1^1/_4$″ long, annular-ringed; 5d cooler nail, 0.086″ diameter, $1^5/_8$″ long, $^{15}/_{64}$″ head; or gypsum board nail, 0.086″ diameter, $1^5/_8$″ long, $^9/_{32}$″ head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
$^5/_8$	Ceiling	Either direction	16	7	12	13 gage, $1^5/_8$″ long, $^{19}/_{64}$″ head; 0.098″ diameter, $1^3/_8$″ long, annular-ringed; 6d cooler nail, 0.092″ diameter, $1^7/_8$″ long, $^1/_4$″ head; or gypsum board nail, 0.0915″ diameter, $1^7/_8$″ long, $^{19}/_{64}$″ head.
	Ceiling[e]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
Application with adhesive						
$^3/_8$	Ceiling[d]	Perpendicular	16	16	16	Same as above for $^3/_8$″ gypsum board
	Wall	Either direction	16	16	24	
$^1/_2$ or $^5/_8$	Ceiling	Either direction	16	16	16	Same as above for $^1/_2$″ and $^5/_8$″ gypsum board, respectively
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two $^3/_8$ layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for $^1/_2$″ gypsum board; face ply installed with adhesive
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than $2^1/_2$ inches apart may be used with the pair of nails spaced 12 inches on center.

b. Screws shall be Type S or W per ASTM C 1002 and shall be sufficiently long to penetrate wood framing not less than $^5/_8$ inch and metal framing not less than $^3/_8$ inch.

c. Where metal framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than $^5/_8$ inch longer than the gypsum board thickness and shall have ringed shanks. Where the metal framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, $13^1/_2$ gage, $1^5/_8$ inches long, $1^5/_{64}$-inch head for $^1/_2$-inch gypsum board; and 6d, 13 gage, $1^7/_8$ inches long, $^{15}/_{64}$-inch head for $^5/_8$-inch gypsum board.

d. Three-eighths-inch-thick single-ply gypsum board shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board shall be applied perpendicular to framing. When applying a water-based texture material, the minimum gypsum board thickness shall be increased from $^3/_8$ inch to $^1/_2$ inch for 16-inch on center framing, and from $^1/_2$ inch to $^5/_8$ inch for 24-inch on center framing or $^1/_2$-inch sag-resistant gypsum ceiling board shall be used.

e. Type X gypsum board for garage ceilings beneath habitable rooms shall be installed perpendicular to the ceiling framing and shall be fastened at maximum 6 inches o.c. by minimum $1^7/_8$ inches 6d coated nails or equivalent drywall screws.

R702.3.7 Horizontal gypsum board diaphragm ceilings. Use of gypsum board shall be permitted on wood joists to create a horizontal diaphragm in accordance with Table R702.3.7. Gypsum board shall be installed perpendicular to ceiling framing members. End joints of adjacent courses of board shall not occur on the same joist. The maximum allowable diaphragm proportions shall be $1^1/_2$:1 between shear resisting elements. Rotation or cantilever conditions shall not be permitted. Gypsum board shall not be used in diaphragm ceilings to resist lateral forces imposed by masonry or concrete construction. All perimeter edges shall be blocked using wood members not less than 2-inch (51 mm) by 6-inch (152 mm) nominal dimension. Blocking material shall be installed flat over the top plate of the wall to provide a nailing surface not less than 2 inches (51 mm) in width for the attachment of the gypsum board.

R702.3.8 Water-resistant gypsum backing board. Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 630 or C 1178. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for $^1/_2$-inch-thick (13 mm) or 16 inches (406 mm) for $^5/_8$-inch-thick (16 mm) gypsum board. Water-resistant gypsum board shall not be installed over a vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

R702.3.8.1 Limitations. Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

TABLE R703.4
WEATHER–RESISTANT SIDING ATTACHMENT AND MINIMUM THICKNESS

SIDING MATERIAL		NOMINAL THICKNESS[a] (inches)	JOINT TREATMENT	WATER-RESISTIVE BARRIER REQUIRED	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS[b,c,d]					
					Wood or wood structural panel sheathing	Fiberboard sheathing into stud	Gypsum sheathing into stud	Foam plastic sheathing into stud	Direct to studs	Number or spacing of fasteners
Horizontal aluminum[e]	Without insulation	0.019[f]	Lap	Yes	0.120 nail 1½″ long	0.120 nail 2″ long	0.120 nail 2″ long	0.120 nail[y]	Not allowed	Same as stud spacing
		0.024	Lap	Yes	0.120 nail 1½″ long	0.120 nail 2″ long	0.120 nail 2″ long	0.120 nail[y]	Not allowed	
	With insulation	0.019	Lap	Yes	0.120 nail 1½″ long	0.120 nail 2½″ long	0.120 nail 2½″ long	0.120 nail[y]	0.120 nail 1½″ long	
Brick veneer[z] Concrete masonry veneer[z]		2 2	Section R703	Yes (Note l)	See Section R703 and Figure R703.7[g]					
Hardboard[k] Panel siding-vertical		7/16	—	Yes	Note n	Note n	Note n	Note n	Note n	6″ panel edges 12″ inter. sup.[o]
Hardboard[k] Lap-siding-horizontal		7/16	Note q	Yes	Note p	Note p	Note p	Note p	Note p	Same as stud spacing 2 per bearing
Steel[h]		29 ga.	Lap	Yes	0.113 nail 1¾″ Staple–1¾″	0.113 nail 2¾″ Staple–2½″	0.113 nail 2½″ Staple–2¼″	0.113 nail[y] Staple[y]	Not allowed	Same as stud spacing
Stone veneer		2	Section R703	Yes (Note l)	See Section R703 and Figure R703.7[g]					
Particleboard panels		3/8 – 1/2	—	Yes	6d box nail (2″ × 0.099″)	6d box nail (2″ × 0.099″)	6d box nail (2″ × 0.099″)	box nail[y]	6d box nail (2″ × 0.099″), 3/8 not allowed	6″ panel edge, 12″ inter. sup.
		5/8	—	Yes	6d box nail (2″ × 0.099″)	8d box nail (2½″ × 0.113″)	8d box nail (2½″ × 0.113″)	box nail[y]	6d box nail (2″ × 0.099″)	
Plywood panel[i] (exterior grade)		3/8	—	Yes	0.099 nail–2″	0.113 nail–2½″	0.099 nail–2″	0.113 nail[y]	0.099 nail–2″	6″ on edges, 12″ inter. sup.
Vinyl siding[m]		0.035	Lap	Yes	0.120 nail 1½″ Staple–1¾″	0.120 nail 2″ Staple–2½″	0.120 nail 2″ Staple–2½″	0.120 nail[y] Staple[y]	Not allowed	Same as stud spacing
Wood[j] rustic, drop		3/8 Min	Lap	Yes	Fastener penetration into stud–1″				0.113 nail–2½″ Staple–2″	Face nailing up to 6″ widths, 1 nail per bearing; 8″ widths and over, 2 nails per bearing
Shiplap		19/32 Average	Lap	Yes						
Bevel		7/16								
Butt tip		3/16	Lap	Yes						
Fiber cement panel siding[r]		5/16	Note s	Yes Note x	6d corrosion-resistant nail[t]	6d corrosion-resistant nail[t]	6d corrosion-resistant nail[t]	6d corrosion-resistant nail[t, y]	4d corrosion-resistant nail[u]	6″ o.c. on edges, 12″ o.c. on intermed. studs
Fiber cement lap siding[r]		5/16	Note v	Yes Note x	6d corrosion-resistant nail[t]	6d corrosion-resistant nail[t]	6d corrosion-resistant nail[t]	6d corrosion-resistant nail[t, y]	6d corrosion-resistant nail[w]	Note w

For SI: 1 inch = 25.4 mm.

a. Based on stud spacing of 16 inches on center where studs are spaced 24 inches, siding shall be applied to sheathing approved for that spacing.
b. Nail is a general description and shall be T-head, modified round head, or round head with smooth or deformed shanks.
c. Staples shall have a minimum crown width of 7/16-inch outside diameter and be manufactured of minimum 16 gage wire.
d. Nails or staples shall be aluminum, galvanized, or rust-preventative coated and shall be driven into the studs for fiberboard or gypsum backing.
e. Aluminum nails shall be used to attach aluminum siding.
f. Aluminum (0.019 inch) shall be unbacked only when the maximum panel width is 10 inches and the maximum flat area is 8 inches. The tolerance for aluminum siding shall be +0.002 inch of the nominal dimension.
g. All attachments shall be coated with a corrosion-resistant coating.
h. Shall be of approved type.

(continued)

Footnotes to Table R703.4—continued

i. Three-eighths-inch plywood shall not be applied directly to studs spaced more than 16 inches on center when long dimension is parallel to studs. Plywood $^1/_2$-inch or thinner shall not be applied directly to studs spaced more than 24 inches on center. The stud spacing shall not exceed the panel span rating provided by the manufacturer unless the panels are installed with the face grain perpendicular to the studs or over sheathing approved for that stud spacing.

j. Wood board sidings applied vertically shall be nailed to horizontal nailing strips or blocking set 24 inches on center. Nails shall penetrate $1^1/_2$ inches into studs, studs and wood sheathing combined, or blocking. A weather-resistive membrane shall be installed weatherboard fashion under the vertical siding unless the siding boards are lapped or battens are used.

k. Hardboard siding shall comply with AHA A135.6.

l. For masonry veneer, a weather-resistive sheathing paper is not required over a sheathing that performs as a weather-resistive barrier when a 1-inch air space is provided between the veneer and the sheathing. When the 1-inch space is filled with mortar, a weather-resistive sheathing paper is required over studs or sheathing.

m. Vinyl siding shall comply with ASTM D 3679.

n. Minimum shank diameter of 0.092 inch, minimum head diameter of 0.225 inch, and nail length must accommodate sheathing and penetrate framing $1^1/_2$ inches.

o. When used to resist shear forces, the spacing must be 4 inches at panel edges and 8 inches on interior supports.

p. Minimum shank diameter of 0.099 inch, minimum head diameter of 0.240 inch, and nail length must accommodate sheathing and penetrate framing $1^1/_2$ inches.

q. Vertical end joints shall occur at studs and shall be covered with a joint cover or shall be caulked.

r. Fiber cement siding shall comply with the requirements of ASTM C 1186.

s. See Section R703.10.1.

t. Minimum 0.102″ smooth shank, 0.255″ round head.

u. Minimum 0.099″ smooth shank, 0.250″ round head.

v. See Section R703.10.2.

w. Face nailing: 2 nails at each stud. Concealed nailing: one 11 gage $1^1/_2$ galv. roofing nail (0.371″ head diameter, 0.120″ shank) or 6d galv. box nail at each stud.

x. See Section R703.2 exceptions.

y. Minimum nail length must accommodate sheathing and penetrate framing $1^1/_2$ inches.

z. Adhered masonry veneer shall comply with the requirements in Sections 6.1 and 6.3 of ACI 530/ASCE 5/TMS-402.

Town of Orchard City

ENGINEERED TRUSSES

Contractors/Builders will insure that the following requirements are met.

Trusses are to be placed as per plan and per engineered drawings that are provided by the manufacturer.

If truss plans show "max uplift" of more than 150 psf on any trusses designed for the structure, additional hurricane clips are required.

Truss bracing is also shown on each of the designed trusses. Bracing to be connected to adjacent trusses of similar design.

All bracing to be installed as per engineered drawings, that must be supplied to the Building Inspector at the time of the rough framing inspection.

Any modification or cutting of trusses is prohibited. An engineered fix must be supplied to the Building Inspector for inspection.

Building Official

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When can I get my water meter installed?

You will need the following if a tap has not been purchased for your lot:

- Get an application.
- Submit a completed application (with the required documents) and your payment to the Town Hall for Town Administrator approval.
- Taps are $9000.00.
- The criteria outlined above will then apply to you.

When these requirements have been met, then

- Contractor should have line locates done.
- Contractor/Owner is responsible for excavation. *Never dig next to a Town Main Waterline without a Town Representative present.*
- Contact the Town at least **three** business days before you are ready to have the metering appurtenances installed. The Town does not install taps on the last **three** business days of the month and after business hours.

After physical installation has been completed, the Owner will be invoiced for all materials used.

Town of Orchard City

Town of Orchard City numbers you need to know

- ORCHARD CITY TOWN HALL----------835-3337
- ORCHARD CITY BLDG. INSPECTOR----------835-3504
- DEL TA/MONTROSE ELECTRIC----------874-8081
- SOURCE GAS----------800-563-0012
- TDS PHONE SER VICE----------527-4801
- DEL TA COUNTY HEALTH DEPT.----------874-2165
- UNCC (utilit ies notification center of Colorado)--800-922-1987
- ST ATE PLUMBING INSPECTOR----------249-8565
- ST ATE ELECTRICAL INSPECTOR----------249-1870
- DEL TA COUNTY SHERIFF DEPT.----------874-2000

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RESOLUTION 2015-03

A RESOLUTION OF THE TOWN OF ORCHARD CITY, COLORADO, ESTABLISHING A FEE SCHEDULE FOR BUILDING PERMITS

WHEREAS, proper construction is a safety issue that is important to the Town and its citizens; and

WHEREAS, the Board of Trustees desires to establish a fee schedule for building permits and applicable inspections to cover the cost to the Town to provide this service; and

WHEREAS, all fees set by Resolution are subject to annual review by the Board of Trustees of the Town of Orchard City;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ORCHARD CITY, DELTA COUNTY, COLORADO, that the following permit fee schedule is hereby adopted.

Groups indicated in the chart are defined in the 2006 International Building Code and the 2006 International Residential Code. The total building valuation will be calculated using square foot construction costs as stated on the chart below. The 2006 International Residential Code Appendix L Permit Fees will determine the cost of the building permit fee to be collected at the time of application approval.

Total Building Valuation

Group (2006 IRC & IBC)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	158.73	153.52	149.77	143.51	134.93	131.04	138.68	123.33	118.66
A-1 Assembly, theaters, without stage	145.45	140.24	136.49	130.23	121.72	117.83	125.41	110.12	105.45
A-2 Assembly nightclubs	123.29	119.8	116.49	111.93	105.34	102.43	107.98	95.43	92.18
A-2 Assembly, restaurants, bars, banquet halls	122.59	119.1	115.09	111.23	103.94	101.73	107.28	94.03	91.48
A-3 Assembly, churches	146.89	141.68	137.93	131.66	123.33	119.44	126.84	111.73	107.06
A-3 Assembly, community halls, libraries, museums	122.58	117.37	112.92	107.36	98.22	95.03	102.54	86.63	82.65
A-4 Assembly, arenas	144.75	139.54	135.09	129.53	120.32	117.13	124.71	108.72	104.75
B Business	126.76	122.11	118.05	112.2	102.26	98.42	107.77	89.75	85.78
E Educational	135.79	131.11	127.26	121.50	113.15	107.17	117.31	98.89	95.67
F-1 Factory and industrial, moderate hazard	75.53	72.07	67.80	65.27	58.47	55.84	62.49	48.16	45.36
F-2 Factory and industrial, low hazard	74.83	71.37	67.80	64.57	58.47	55.14	61.79	48.16	44.66
H-1 High Hazard, explosives	70.71	67.25	63.67	60.44	54.48	51.15	57.66	44.18	NA
H 234 High Hazard	70.71	67.25	63.67	60.44	54.48	51.15	57.66	44.18	40.67
H-5 HPM	126.76	122.11	118.05	112.20	102.26	98.42	107.77	89.75	85.78
I-1 Institutional, supervised environment	125.64	121.22	117.69	112.69	103.41	100.68	112.47	92.79	89.56
I-2 Institutional, hospitals	213.83	209.17	205.11	199.27	188.63	NA	194.84	176.11	NA
I-2 Institutional, nursing homes	148.03	143.37	139.31	133.47	124.23	NA	129.04	111.71	NA
I-3 Institutional, restrained	144.42	139.77	135.71	129.86	120.97	116.43	125.43	108.46	103.09
I-4 Institutional, day care facilities	125.64	121.22	117.69	112.69	103.41	100.68	112.47	92.79	89.56
M Mercantile	91.91	88.41	84.40	80.54	73.70	71.49	76.60	63.79	61.24
R-1 Residential, hotels	126.62	122.20	118.68	113.68	104.57	101.85	113.46	93.95	90.72
R-2 Residential, multiple family	106.19	101.77	98.24	93.25	84.65	81.92	93.02	74.03	70.80
R-3 Residential, one-and two-family	100.22	97.46	95.03	92.59	88.97	86.73	90.67	83.20	77.95
R-4 Residential, care/assisted living facilities	125.64	121.22	117.69	112.69	103.41	100.68	112.47	92.79	89.56
S-1 Storage, moderate hazard	70.01	66.55	62.27	59.74	53.08	50.45	56.96	42.78	39.97
S-2 Storage, low hazard	69.31	65.85	62.27	59.04	53.08	49.75	56.26	42.78	39.27
U Utility, miscellaneous	53.44	50.35	47.27	44.80	40.29	37.63	42.71	31.53	30.03
P Patio Covers, Porches, Decks	26.72	25.18	23.64	22.40	20.15	18.82	21.36	15.77	15.02

Appendix L

TOTAL VALUATION	FEE
$1 to $ 500	$24
$501 to $2,000	$24 for the first $500; plus $3 for each additional $ 100 or fraction thereof, to and including $2,000
$2,001 to $40,000	$69 for the first $2,000; plus $11 for each additional $1,000 or fraction thereof, to and including $40,000
$40,001 to $100,000	$487 for the first $40,000; plus $9 for each additional $1,000 or fraction thereof, to and including $100,000
$100,001 to $500,000	$1,027 for the first $100,000; plus $7 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$3,827 for the first $500,000; plus $5 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 to $5,000,000	$6,327 for the first $1,000,000; plus $3 for each additional $1,000 or fraction thereof, to and including $5,000,000
$5,000,001 and over	$18,327 for the first $ 5,000,000; plus $1 for each additional $1,000 or fraction thereof

Re-inspection fees will be **$45.00 per inspection**.
Re-issued permits on an expired building permit will cost **80% of the current permit fee**.
Outside consultants for plan checking and inspections or both will be **Actual Costs**.

ADOPTED by the Board of Trustees of the Town of Orchard City, Colorado on this 8th day of April 2015.

_____
Mayor Don Suppes

Attest:

_____
Melissa Oelke, Town Clerk

Town of Orchard City

APPLICATION FOR BUILDING PERMIT

JOB ADDRESS	
LOT NO	SUBDIVISION
OWNER NAME	
OWNER ADDRESS	
OWNER TELEPHONE NO	
CONTRACTOR NAME	
CONTRACTOR ADDRESS	
CONTRACTOR TELEPHONE NO	
RESIDENTIAL ☐ OTHER ☐ (IF OTHER, explain proposed use of building)	
PROJECT DESCRIPTION:	Dimensions: Width Depth
CLASS OF WORK: NEW ☐ ADDITION ☐ ALTER ☐ REPAIR ☐	
TEMPORARY OFFICE TRAILER OR R.V. YES☐ NO☐ (IF YES, attach request for a variance application*)	
EXISTING WATER TAP YES ☐ NO ☐ (IF NO, please attach water tap application*)	
EXISTING SEPTIC/LEACH FIELD YES ☐NO ☐ (IF NO, submit application to County and/or provide proof of acceptance)	
EXISTING ROAD ACCESS YES ☐ NO ☐ (IF NO, please attach road access permit*)	

*** Available at the Town Hall**

BUILDING INSPECTOR REMARKS:

1) STATE PERMITS ARE REQUIRED FOR ELECTRICAL AND PLUMBING WORK
2) PLEASE SUBMIT TWO SETS OF ALL CONSTRUCTION PLANS AND DOCUMENTS

PREMANUFACTURED ONLY:
State of Manufacturer (Place of Origin):_____
Make: _____ Model: _____
Year: _____ Purchase Price: $_____
Seller: _____ Telephone No: _____
Describe Proposed Foundation:
_____
_____

CODE INFORMATION HANDOUTS:

- ☐ Inspection Card
- ☐ Sheathing Nailing
- ☐ Foundation Details
- ☐ Required Inspection Guide
- ☐ Drywall Fasteners
- ☐ Engineered Trusses

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