



GETTING STARTED...

A Guide for the Building Process



Town of Orchard City

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Building Official

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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 24 inches 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
- Uncovered patio decks, or porches less than 30 inches above ground
- Window replacement (in unaltered openings and where safety glazing is not required)
- All agricultural buildings as defined in Section 202 of the 2018 IBC

Permit fees are determined by the 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 layout 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 should be done 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 of each inspection. 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.

Building Official



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 2018 International Residential Code and the 2018 International Building Codes.

Inspections Required:

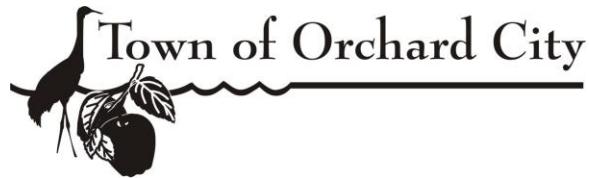
- Set-backs: **prior to excavation**
- Foundations: **prior to pouring concrete**
- Plumbing, Gas, and Electrical: These inspections will be performed by the appropriate State Agencies
- Roof and wall sheathing: **prior to covering**
- Framing inspection: **done after rough electrical and plumbing are approved**
- 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.

Building Official



MEANS OF REQUIRED EGRESS

- Not less 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 shall be a floor or landing on each side of the door. Said floor or landings shall not be more than 1.5 inches below the top of the threshold.
- The width 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 additional steps are required, the maximum riser height shall be 7 $\frac{3}{4}$ inches and the minimum tread depth shall be 10 inches.
- The maximum difference between the greatest riser/tread, height or depth, and the smallest riser/tread, height or depth, shall not exceed 3/8 inches.
- All other egress doors do not require a landing within 1 $\frac{1}{2}$ inches below top of threshold, as stipulated above. However, a landing may be installed.
- Standard 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 feet by 3 feet.

Building Official



Town of Orchard City Setbacks

Setbacks must be measured from the most extended point of any overhang on any building. All habitable buildings to be erected must be set back a minimum of forty-five feet (45') from the center line of all right-of-way, 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 right-of-way or easement. All buildings must be set back a minimum of ten feet (10') from all other lot lines. All buildings, or any structures and/or landscaping (except grass), must be setback a minimum of twenty feet (20') from the centerline of any irrigation water conveyance for which there is an easement.

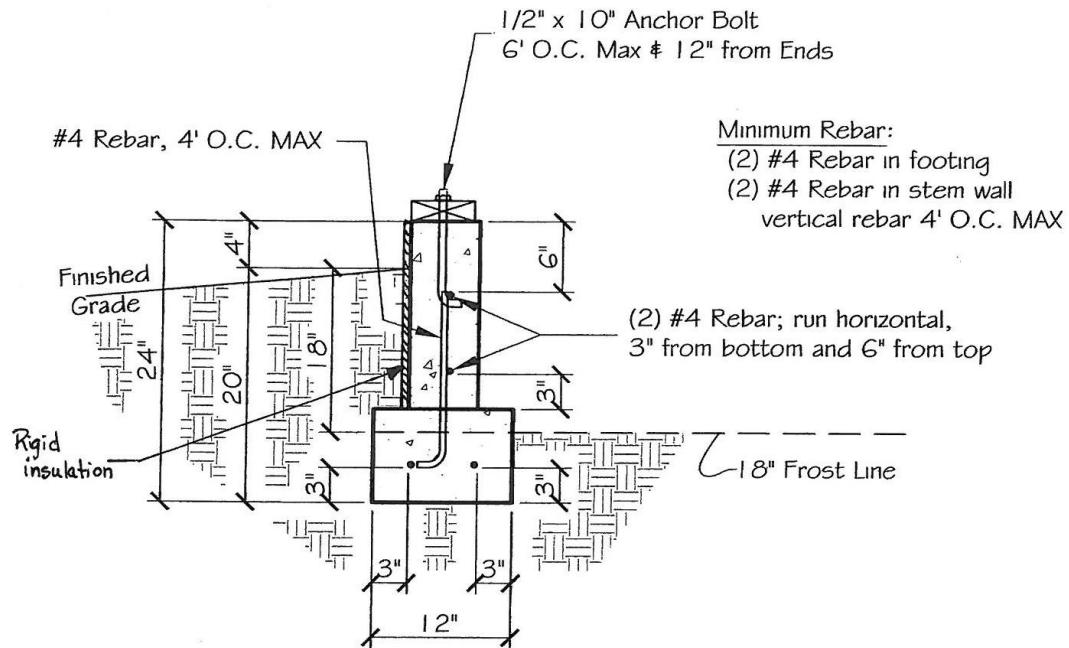
All setback requirement language must be shown on the face of the Final Plat
(2018_rev2021 Subdivision and Land Improvement Regulations – Chapter 16.3.030 Final Plat, Section A., Item 5, Note)

2018 IRC defines "Habitable Space" as A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered 'habitable spaces'.

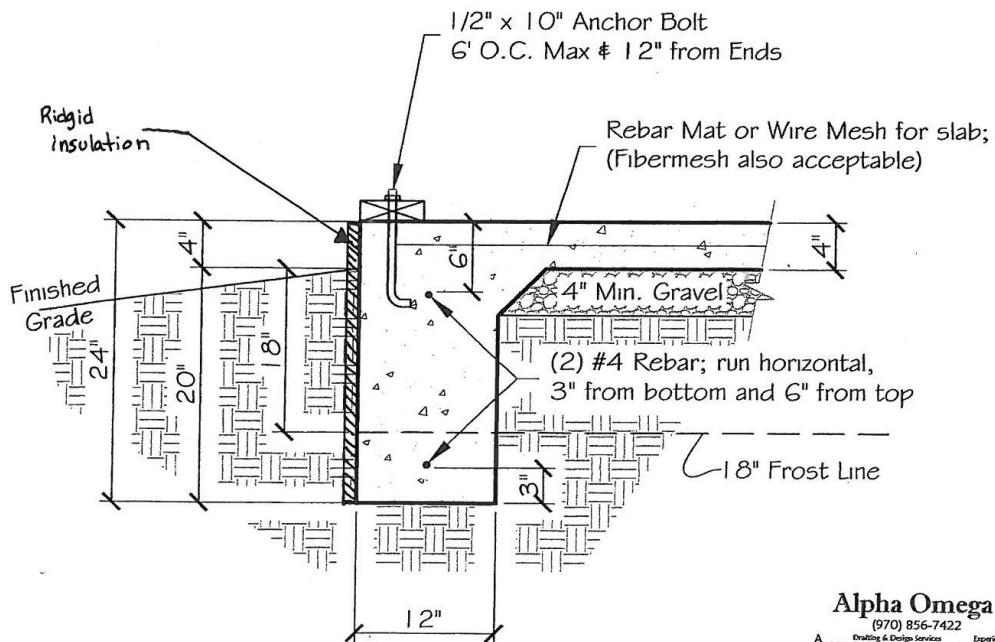
2018 IRC defines "Occupied Space" as The total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane, excluding permitted projections as allowed by this code.


Town of Orchard City

FOOTER & STEM WALL DETAIL



MONOLITHIC SLAB DETAIL



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



WALL COVERING

 TABLE R703.3(1)
 SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS

SIDING MATERIAL		NOMINAL THICKNESS (inches)	JOINT TREATMENT	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS					
				Wood or wood structural panel sheathing into stud	Fiberboard sheathing into stud	Gypsum sheathing into stud	Foam plastic sheathing into stud	Direct to studs	Number or spacing of fasteners
Anchored veneer: brick, concrete, masonry or stone (see Section R703.8)		2	Section R703.8	Section R703.8					
Adhered veneer: concrete, stone or masonry (see Section R703.12)		—	Section R703.12	Section R703.12					
Fiber cement siding	Panel siding (see Section R703.10.1)	5/16	Section R703.10.1	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113")	4d common (1 1/2" x 0.099")	6" panel edges 12" inter. sup.
	Lap siding (see Section R703.10.2)	5/16	Section R703.10.2	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113")	6d common (2" x 0.113") or 11 gage roofing nail	Note f
Hardboard panel siding (see Section R703.5)		7/16	—	0.120" nail (shank) with 0.225" head	0.120" nail (shank) with 0.225" head	0.120" nail (shank) with 0.225" head	0.120" nail (shank) with 0.225" head	0.120" nail (shank) with 0.225" head	6" panel edges 12" inter. sup. ^d
Hardboard lap siding (see Section R703.5)		7/16	Note e	0.099" nail (shank) with 0.240" head	0.099" nail (shank) with 0.240" head	0.099" nail (shank) with 0.240" head	0.099" nail (shank) with 0.240" head	0.099" nail (shank) with 0.240" head	Same as stud spacing 2 per bearing
Horizontal aluminum ^a	Without insulation	0.019 ^b	Lap	Siding nail 1 1/2" x 0.120"	Siding nail 2" x 0.120"	Siding nail 2" x 0.120"	Siding nail ^b 1 1/2" x 0.120"	Not allowed	Same as stud spacing
		0.024	Lap	Siding nail 1 1/2" x 0.120"	Siding nail 2" x 0.120"	Siding nail 2" x 0.120"	Siding nail ^b 1 1/2" x 0.120"	Not allowed	
	With insulation	0.019	Lap	Siding nail 1 1/2" x 0.120"	Siding nail 2 1/2" x 0.120"	Siding nail 2 1/2" x 0.120"	Siding nail ^b 1 1/2" x 0.120"	Siding nail 1 1/2" x 0.120"	
Insulated vinyl siding ^j		0.035 (vinyl siding layer only)	Lap	0.120 nail (shank) with a 0.313 head or 16-gage crown ^{b,i}	0.120 nail (shank) with a 0.313 head or 16-gage crown ^b	0.120 nail (shank) with a 0.313 head or 16-gage crown ^b	0.120 nail (shank) with a 0.313 head Section R703.11.2	Not allowed	16 inches on center or specified by manufacturer instructions, test report or other sections of this code
Particleboard panels		3/8	—	6d box nail (2" x 0.099")	6d box nail (2" x 0.099")	6d box nail (2" x 0.099")	6d box nail (2" x 0.099")	Not allowed	6" panel edges 12" inter. sup.
		1/2	—	6d box nail (2" x 0.099")	6d box nail (2" x 0.099")	6d box nail (2" x 0.099")	6d box nail (2" x 0.099")	6d box nail (2" x 0.099")	
		5/8	—	6d box nail (2" x 0.099")	8d box nail (2 1/2" x 0.113")	8d box nail (2 1/2" x 0.113")	6d box nail (2" x 0.099")	6d box nail (2" x 0.099")	
Polypropylene siding ^k		Not applicable	Lap	Section 703.14.1	Section 703.14.1	Section 703.14.1	Section 703.14.1	Not allowed	As specified by the manufacturer instructions, test report or other sections of this code

(continued)



WALL COVERING

TABLE R703.3(1)—continued
SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (inches)	JOINT TREATMENT	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS					
			Wood or wood structural panel sheathing into stud	Fiberboard sheathing into stud	Gypsum sheathing into stud	Foam plastic sheathing into stud ^d	Direct to studs	Number or spacing of fasteners
Steel ^c	29 ga.	Lap	Siding nail (1 ³ / ₄ " x 0.113") Staple—1 ³ / ₄ "	Siding nail (2 ³ / ₄ " x 0.113") Staple—2 ¹ / ₂ "	Siding nail (2 ¹ / ₂ " x 0.113") Staple—2 ¹ / ₄ "	Siding nail (1 ³ / ₄ " x 0.113") Staple—1 ³ / ₄ "	Not allowed	Same as stud spacing
Vinyl siding (see Section R703.11)	0.035	Lap	0.120" nail (shank) with a 0.313" head or 16-gage staple with 3/ ₈ " to 1/ ₂ "-inch crown ^{h,i}	0.120" nail (shank) with a 0.313" head or 16-gage staple with 3/ ₈ " to 1/ ₂ "-inch crown ^h	0.120" nail (shank) with a 0.313" head or 16-gage staple with 3/ ₈ " to 1/ ₂ "-inch crown ^h	0.120" nail (shank) with a 0.313 head Section R703.11.2	Not allowed	16 inches on center or as specified by the manufacturer instructions or test report
Wood siding (see Section R703.5)	Wood rustic, drop	3/ ₈ min.	Lap	6d box or siding nail (2" x 0.099")	6d box or siding nail (2" x 0.099")	6d box or siding nail (2" x 0.099")	6d box or siding nail (2" x 0.099")	8d box or siding nail (2 ¹ / ₂ " x 0.113") Staple—2"
	Shiplap	19/ ₃₂ average	Lap					
	Bevel	7/ ₁₆						
	Butt tip	3/ ₁₆	Lap					
Wood structural panel ANSI/APA PRP-210 siding (exterior grade) (see Section R703.5)	3/ ₈ —1/ ₂	Note e	2" x 0.099" siding nail	2 ¹ / ₂ " x 0.113" siding nail	2 ¹ / ₂ " x 0.113" siding nail	2 ¹ / ₂ " x 0.113" siding nail	2" x 0.099" siding nail	6" panel edges 12" inter. sup.
Wood structural panel lap siding (see Section R703.5)	3/ ₈ —1/ ₂	Note e Note g	2" x 0.099" siding nail	2 ¹ / ₂ " x 0.113" siding nail	2 ¹ / ₂ " x 0.113" siding nail	2 ¹ / ₂ " x 0.113" siding nail	2" x 0.099" siding nail	8" along bottom edge

For SI: 1 inch = 25.4 mm.

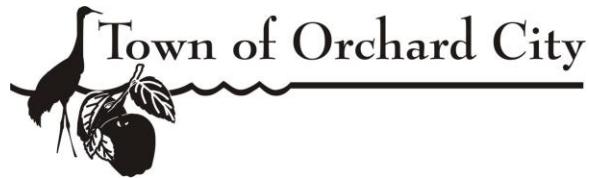
- a. Aluminum nails shall be used to attach aluminum siding.
- b. Aluminum (0.019 inch) shall be unbacked only where the maximum panel width is 10 inches and the maximum flat area is 8 inches. The tolerance for aluminum siding shall be +0.002 inch of the nominal dimension.
- c. Shall be of approved type.
- d. Where used to resist shear forces, the spacing must be 4 inches at panel edges and 8 inches on interior supports.
- e. Vertical end joints shall occur at studs and shall be covered with a joint cover or shall be caulked.
- f. Face nailing: one 6d common nail through the overlapping planks at each stud. Concealed nailing: one 11-gage 1¹/₂-inch-long galv. roofing nail through the top edge of each plank at each stud in accordance with the manufacturer's installation instructions.
- g. Vertical joints, if staggered, shall be permitted to be away from studs if applied over wood structural panel sheathing.
- h. Minimum fastener length must be sufficient to penetrate sheathing other nailable substrate and framing a total of a minimum of 1¹/₄ inches or in accordance with the manufacturer's installation instructions.
- i. Where specified by the manufacturer's instructions and supported by a test report, fasteners are permitted to penetrate into or fully through nailable sheathing or other nailable substrate of minimum thickness specified by the instructions or test report, without penetrating into framing.
- j. Insulated vinyl siding shall comply with ASTM D7793.
- k. Polypropylene siding shall comply with ASTM D7254.
- l. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15, R703.16 and R703.17.



ENGINEERED TRUSSES

Contractors/Builders will ensure 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 mechanical fasteners 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.



WHEN CAN I GET MY WATER METER INSTALLED?

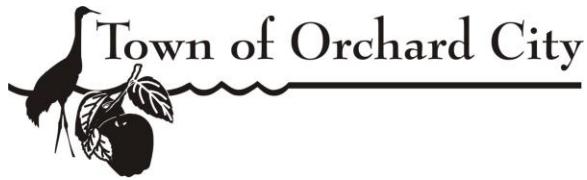
You will need to do the following if a water tap has not been purchased for your lot:

- Get an application from Town Hall
- Submit the completed application [with the required documents] and your payment to the Town Hall for Town Administrator approval: **Tap Cost is \$9,000.00**

When the above requirement has been met, then:

- Your contractor should have line locates done: **call 811**
- Contractor/Owner is responsible for excavation: **NEVER DIG NEXT TO A TOWN MAIN WATER LINE WITHOUT A TOWN REPRESENTATIVE PRESENT**
- Contact the Town Water Department to schedule an install at least three (3) business days before you are ready to have the metering appurtenances installed. **The Town does not install taps on the last three (3) business days of the month or after regular business hours.**
- **Contact Information is: Town Hall, 9661 2100 Rd., 970-835-3337, 8:00 a.m. to 4:30 p.m., Monday – Friday except holidays.**

****AFTER PHYSICAL INSTALLATION HAS BEEN COMPLETED, THE OWNER WILL BE INVOICED FOR ALL MATERIALS USED****



Town of Orchard City numbers you need to know

- ORCHARD CITY TOWN HALL-----835-3337
- ORCHARD CITY BLDG. INSPECTOR-----835-3337
- DELTA/MONTROSE ELECTRIC-----877-687-3632
- BLACK HILLS ENERGY-----888-890-5554
- TDS PHONE SERVICE-----877-837-8372
- DELTA COUNTY HEALTH DEPT-----874-2165
- UNCC (Utilities Notification Center of Colorado)-----811
- STATE PLUMBING INSPECTOR-----303-894-7855
- STATE ELECTRICAL INSPECTOR-----303-894-7855
- DELTA COUNTY SHERIFF DEPT-----874-2000



RESOLUTION 2022-14

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 2018 International Building Code and the 2018 International Residential Code. The total building valuation will be calculated using square foot construction costs as stated on the chart below. The 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.

Group (2006 IRC & IBC)	1A	Valuation							
		1B	11A	11B	11A	111B	1V	VA	VB
A-1 Assembly, theaters, with stage	163.73	158.52	154.77	148.51	139.93	136.04	143.68	128.33	123.66
A-1 Assembly, theaters, without stage	150.45	145.24	141.49	135.23	126.72	122.83	130.41	115.12	110.45
A-2 Assembly nightclubs	128.29	124.80	121.49	116.93	115.34	107.43	112.98	100.43	97.18
A-2 Assembly, restaurants, bars, banquet halls	127.59	124.10	120.09	116.23	108.94	106.73	112.28	99.03	96.48
A-3 Assembly, churches	151.89	146.68	142.93	136.66	128.33	124.44	131.84	116.73	112.06
A-3 Assembly, community halls, libraries, museums	127.58	122.37	117.92	112.36	103.22	100.03	107.54	91.63	87.65
A-4 Assembly, arenas	149.75	144.54	140.09	134.53	125.32	122.13	129.71	113.72	109.75
B Business	131.76	127.11	123.05	117.20	107.26	103.42	112.77	94.75	90.78
E Educational	140.79	136.11	132.26	126.50	118.15	112.17	122.31	103.89	100.67
F-1 Factory and industrial, moderate hazard	80.53	77.07	72.80	70.27	63.47	60.84	67.49	53.16	50.36
F-2 Factory and industrial, low hazard	79.83	76.37	72.80	69.57	63.47	60.14	66.79	53.16	49.66
H-I High Hazard, explosives	75.71	72.25	68.67	65.44	59.48	56.15	62.66	49.18	N/A
H 234 Hi h Hazard	75.71	72.25	68.67	65.44	59.48	56.15	62.66	49.18	45.67
H-5 HPM	131.76	127.11	123.05	117.20	107.26	103.42	112.77	94.75	90.78
I-I Institutional, supervised environment	130.64	126.22	122.69	117.69	108.41	105.68	117.47	97.79	94.56
I-2 Institutional, hospitals	218.83	214.17	210.11	204.27	193.63	N/A	199.84	181.11	N/A
I-2 Institutional, nursing homes	153.03	148.37	144.31	138.47	129.23	N/A	134.04	116.71	N/A
I-3 Institutional, restrained	149.42	144.77	140.71	134.86	125.97	121.43	130.43	113.46	108.09
I-4 Institutional, day care facilities	130.64	126.22	122.69	117.69	108.41	105.68	117.47	97.79	94.56
M Mercantile	96.91	93.41	89.40	85.54	78.70	76.49	81.80	68.79	66.24
R-1 Residential, hotels	131.62	127.20	123.68	118.68	109.57	106.85	118.46	98.95	95.72
R-2 Residential, multiple family	111.19	106.77	103.24	98.25	89.65	86.92	98.02	79.03	75.80
R-3 Residential, one-and two-family	105.22	102.46	100.03	97.59	93.97	91.73	95.67	88.20	82.95
R-4 Residential, care/assisted living facilities	130.64	126.22	122.69	117.69	108.41	105.68	117.47	97.79	94.56
S-I Storage, moderate hazard	75.01	71.55	67.27	64.74	58.08	55.45	61.96	47.78	44.97
S-2 Storage, low hazard	74.31	70.85	67.27	64.04	58.08	54.75	61.26	47.78	44.27
U Utility, miscellaneous	58.44	55.35	52.27	49.80	45.29	42.63	47.71	36.53	35.03
P Patio Covers, Porches, Decks	31.72	30.18	28.64	27.40	25.15	23.82	26.36	20.77	20.02



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

A building permit fee for fences over six (6) feet will be charged to each applicant which will be made payable to the Town of Orchard City at the time application is accepted.

\$50.00 for the first 1,000 linear feet.

\$75.00 for 1,001 to 2,000 linear feet.

\$100.00 for 2,001 or more linear feet.

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 both will be **Actual Costs.**



APPLICATION FOR BUILDING PERMIT

JOB ADDRESS	
LOT NO	SUBDIVISION
OWNER NAME	
OWNER ADDRESS	
OWNER TELEPHONE NO	
CONTRACTOR NAME	
CONTRACTOR ADDRESS	
CONTRACTOR TELEPHONE NO	
RESIDENTIAL <input type="checkbox"/> OTHER <input type="checkbox"/>	
(IF OTHER, explain proposed use of building)	
PROJECT DESCRIPTION	
TOTAL VALUATION \$	
CLASS OF WORK: NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/>	
TEMPORARY OFFICE TRAILER OR R.V. YES <input type="checkbox"/> NO <input type="checkbox"/>	
(IF YES, attach request for a variance application*)	
EXISTING WATER TAP YES <input type="checkbox"/> NO <input type="checkbox"/>	
(IF NO, please attach water tap application*)	
EXISTING SEPTIC/LEACH FIELD YES <input type="checkbox"/> NO <input type="checkbox"/>	
(IF NO, submit application to County and/or provide proof of acceptance)	
EXISTING ROAD ACCESS YES <input type="checkbox"/> NO <input type="checkbox"/>	
(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: (IF APPLICABLE)

<input type="checkbox"/> Inspection Card	<input type="checkbox"/> Required Inspection Guide
<input type="checkbox"/> Sheathing Nailing	<input type="checkbox"/> Drywall Fasteners
<input type="checkbox"/> Mobile Home Anchoring	<input type="checkbox"/> Foundation Details
<input type="checkbox"/> Engineered Trusses	