



ARE YOU READY TO BUILD?

A Certificate of Occupancy must have 2 signatures on it to be issued to a property owner, Health Department and Building Inspector

Manufactured Homes

All manufactured homes in Las Animas County will be issued a Certificate of Occupancy. The inspector's signatures on the building permit are required. 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 the 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 24" on center uprights vertically; horizontally two at the bottom; two at the top, and depending on height of wall, one every 24" on center. All #4's minimum, grade 60. Building Inspector does this inspection.
- 5) RADON PIPING INSPECTION REMEMBER: Plumbing and Electrical permits must be completed and sent in to the state to receive that permit.
- 6) FRAMING: After rough in plumbing and electrical inspections are done and signed off by State Inspectors.
- 7) INSULATION: Building Inspector will do this inspection before dry wall is started.
- 8) DRY WALL: After completely sheet rocked, nailed or screwed, but before taping or filling has begun. Building Inspector will do this inspection.
- 9) FINAL ELECT.: State Electrical Inspector must approve final electrical 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 2009 International Building Code (IRC/IBC/IMC) and the 2009 Edition of the International Energy Conservation Code.

SNOWLOAD

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

WINDLOAD

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

FROST DEPTH

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

SEISMIC

CATEGORY B
 EXPOSURE B

ICE BARRIER REQUIRED ABOVE 6,500 FEET



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 125 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 if for Ag use is established. A permit fee is based on building valuation and size.

The life of a building permit is one (1) year. If no work has commenced in 180 days, 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 6 months each.

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**
- RADON MITIGATION**

Things To Do and Contact List

Water Well – Need Permit to Drill – Contact:
 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
 John Martinez or Kerry Taube
 Las Animas County Health Department
 412 Benedicta Avenue
 Trinidad, CO 81082
 719-846-2213 Fax: 719-846-4472

Building
 Building Inspector for Las Animas County
 Courthouse
 200 East First Street - Room 104 Trinidad, CO 81082
 OFFICE: 719-846-4486 ext. 3
 FAX: 719-846-7160
 CELL: 719-859-1284
 Ofc. hours to issue permits & calls:
 M-F 8-9AM & 3:30 – 4:30 pm
 All calls left on voicemail will be returned when in office.

Plumbing

Andy Medina
 Colorado Plumbing inspector
www.dora.state.co.us/plumbing.
 Available in Las Animas County area
 M, W, and F
 Office hours: 8-9 AM – M-F

Electrical
 Rich Wyland
 Colorado Electrical Inspector,
www.dora.state.co.us/electrical.
 Available in Las Animas County area
 M, W, and F.
 Office hours 8-9 am M-F
 Call San Isabel Electric to request service 719-846-2287
 1930 East Main Street
 Trinidad, CO 81082.

Title Companies
 Trinidad Abstract & Title Co.
 301 North Commercial
 Trinidad, CO 81082
 719-846-9238
 Dotter Abstract - 719-846-1730
 304 North Commercial
 Trinidad, CO 81082

Physical Address
 Las Animas Co. Planning & Land Use
 Courthouse, 200 East First Street,
 Room 104, Available M-F
 Trinidad, CO 81082. 719-846-4486



Residential Code
 Plan Review Requirements

PRE-INSPECTION PLAN REVIEW	CODE VALUE	COMMENTS
Insulation R-values and materials on plans	R-19	_____
	R-38	_____
Fenestration U-factors and SHGC values on plans	31	_____
Mechanic 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 and ?	_____	_____
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	_____
Slab edge insulation depth/length	Heated: R-5 Heated 2 ft.	_____
Basement wall exterior insulation R-Value Installation per manufacturer's instructions	R-5	_____
Basement wall exterior insulation depth	10 ft. or to basement floor	_____
Crawl space wall insulation R-value. Installed per manufacturer's instructions	R-5 (cont.) R-13 (cavity)	_____



LAS ANIMAS COUNTY PLANNING AND BUILDING OFFICE
200 EAST FIRST STREET, ROOM 104
TRINIDAD, COLORADO 81082
719-846-4486 FAX 7160

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) ²	_____ _____ _____
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	_____	_____
Radon mitigation Passive/active		_____ _____ _____
Blower door test		_____ _____ _____