



### **GENERAL REQUIREMENTS:**

***Per Silverthorne Town Code: Construction hours are 7A.M to 7 P.M, Monday through Saturday.*** No construction is permitted on Sundays and federally designated holidays. Violators will be ticketed.

***Plumbing and mechanical permits are issued separately*** and will need to be obtained from the Town of Silverthorne Building Department located at 601 Center Circle, Silverthorne Colorado. Phone number is **(970) 262-7360**.

***Electrical permits are issued separately and will need to be obtained from the Summit County Building Department*** located at 37 S.C.R. 1005, Frisco Colorado. Phone number is (970) 668-3170.

At no time shall any materials or debris be stored or stacked within the Town right-of-ways.

***An ILC (improvement location certificate) must be approved before the foundation wall inspection. Submit one stamped copy to the Planning Department at least 24 hours prior to requesting the foundation inspection.***

**Guaranty of landscaping:** In the months of **November through April**, prior to the issuance of a certificate of occupancy, the applicant shall provide security for not less than one hundred fifty percent (150%) of the then-current written estimated cost of the landscaping improvements (including materials and labor) approved by the Community Development Department. The written estimate shall be obtained from an independent landscaping contractor, and the security shall be in a form acceptable to the Town.

Before any permitted work is started, dumpsters, adequate in size to handle trash and unwanted materials from the permitted project, shall be in place. All loose building materials, papers, wrappers, etc., capable of being blown by winds shall be secured or removed from the building site to prevent littering of the adjacent streets and properties. (Possible maximum penalties for littering: up to \$1,000.00 fine and/or one year imprisonment)

All dogs on construction sites shall be leashed or caged at all times (Silverthorne Town Code). Provide temporary numbers or addresses using characters with a minimum height of 5" and a contrasting color in such a position as to be plainly visible and legible from the street or road, ***before any permitted work is started.*** Permanent address characters are required before a Certificate of Occupancy may be issued. IRC Section 321.1 as amended. If building is more than 150 feet from curb or shoulder of street, address must be within 10 feet of property line.

***Foundation drain, damp-proof/waterproofing and foundation insulation MUST BE inspected separately.***

### **ADMINISTRATIVE REQUIREMENTS:**

The **issuance of a permit** shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the Town. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to suspend or revoke a permit whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code. IBC Sections 105.4 and 105.6

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain **accessible and exposed for inspection purposes** until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to *give* authority to *violate* or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be *valid*. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. IBC Section 109.1 as amended.

It shall be the duty of the holder of the building permit to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide **access to and means for inspection** of such work for any inspections that are required by this code. IBC Section 109.5. **Safe access for inspections must be provided. Ladders should be available on-site, when necessary.** If work is covered for weather protection, have someone on site to clear coverings before the inspector arrives. Inspectors do not provide snow removal services. **Inspections may not be performed and re-inspection fees charged, if safe access is not provided.**

A **\$60 reinspection fee** may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. *Reinspection fees may be* assessed when the inspection record card or correction notice are not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested, for deviating from plans requiring the approval of the building official, or failure to maintain premise identification. In instances where reinspection fees have been assessed, no additional inspection requests will be accepted for the project, until the reinspection fees have been paid. IBC Section 109.7 as amended. Fees must be paid in person to the building department office.

Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety Section 104.10

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Section 104.11

**Additions, alterations, or repairs** to any building or structure shall conform to the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any provisions of this code. IBC section 3402.1, as amended. As an example, if the basement finish work affects any existing mechanical or combustion air installations, they will be subject to the code requirements for new installations. **Final determination of requirements will be made by the building inspector during field inspections.**