



“CAN WE TALK” ?

By Terry R. Brunette, Special Investigator for the Pikes Peak Regional Building Department

I ran across a quote the other day that said, *“Be wary of giving advice, the intelligent don’t need it, the ignorant won’t heed it”* I believe most of the population falls somewhere in between these two extremes, so I guess I’ll continue to write these columns.

QUESTION: My neighbor has a storage shed and didn’t get a permit. I built one and an inspector came by and said I needed a permit. How can that be?

ANSWER: Storage sheds can be built up to 120 Square Feet without a building permit. However if you live within the City of Colorado Springs there are zoning requirements for setbacks, height, and number of storage sheds. You need to meet the City Zoning requirements regardless of size. Storage Sheds, by code are considered accessory structures. In the City you are allowed to have no more than 2 storage structures. They are not allowed in the front yard, (corner lots have two front yard setbacks) and need to meet the minimum side and rear yard setbacks for the zone in which they are located. The storage shed is limited in height depending on where the shed is located on the property. All roof covered accessory structures are subject to lot coverage maximums for the zone district. Modular carports also require Land Use approval and a Building Permit. They cannot be within the front yard setback (corner lots have two front yard setbacks) and the structure must meet all setback requirements for the zone district. In the single-family zone district the garage size is limited to 1,200 square feet with garage doors for no more than four cars. It’s always a good idea to check with City Planning at (719) 385-5905, Development Review Enterprise (719) 385-5982 and Regional Building Department (719)-327-2880 before buying or building an accessory structure.

If you are in the County their requirements are a little different depending on the Zone area you are in. The 120 Square foot size requirements still apply. You are not limited to 2 Accessory Structures. However the setbacks may be different than in the City of Colorado Springs. Please call county Planning and Zoning for the setback requirements at (719) 520-6300.

QUESTION: Our remodeling contractor is not performing per our contract and their workmanship isn’t very good. We want you to take his License so he can’t do this to anyone else. Can you help us?

ANSWER: Let me start with what we can do for you **before** you hand over your money to a contractor, If you call licensing 327-2951 or get on our web site www.pprbd.org we can check to see if the person you are about to hire is licensed to perform the work for you. You can find out how long the company has

been in business and see if there are any letters of reprimand in their file. If everything checks out ok, and you get references and verify the references, you have a better chance that the project will go well. As far as having us get involved after the fact we can only enforce code-related items connected with your permits. We have no authority to get involved in contractual, scheduling, or money issues. If the finished project doesn't meet your expectations (doesn't look like the picture in the magazine) we cannot help you out there either. We receive many of these types of calls and our answer is not always what you wish it should be. I can't emphasize enough the importance of doing your homework before you start a project. Also the lowest bid is not always the best way to go. Try to work it out with your contractor. That will be the cleanest way to get thru this. Starting over will cost a lot more time and money. Good Luck!

You can now access all of the past and current '**CAN WE TALK**' columns on our website under the PPRBD link.

Please take the time to visit our website at www.pprbd.org

Submit your questions or comments to terryb@pprbd.org or mail to Pikes Peak Regional Building Department 2880 International Circle 80910