

GARAGE CONVERSION

Permits are required to convert a garage, attached or detached, to living space.

REQUIRED DOCUMENTS

LEGIBLE FLOOR PLAN

Label room use, dimensions, window/door locations and sizes, and any new structural elements (headers, floor framing, etc.). A Colorado licensed design professional may be required for certain elements of the structure, depending on the scope of the work.

INSULATION DATA

International Energy Conservation Code (IECC) Certificate for Single Family Dwellings or ResCheck.

HEATING DATA

Heat Loss Calculations and HVAC equipment certificate. If the new space is being heated with the existing equipment, a heat loss calculation for both the existing dwelling and the new space is required.

All construction in the converted space will be subject to current code requirements.

HOMES WITH MORE THAN ONE KITCHEN

If the scope of the work includes the addition of a second kitchen or kitchenette in which a permanent 220v or gas cooktop, stove, or range is being installed, approval through the Zoning Authority is required. Depending on the property location and current zoning, a second kitchen may be prohibited or require additional modifications. Please contact the property's Zoning Authority for additional information.

