

## Guidelines for permits

In the aftermath of the fire in the Black Forest area, questions have arisen regarding, if/ when a permit is required; what types and what are the costs. This document is designed to assist homeowners in obtaining permits for the specific scope of work to be done. This should be used as a guideline only as it may not address every circumstance or situation. If you have questions, please call the Regional Building Department at 327-2880 and ask for a permit technician for assistance.

Please see excerpt below from the 2011 Pikes Peak Regional Building Code regarding contractor licensing requirements:

**RBC201.3 LICENSES REQUIRED.** Licenses shall be required to perform any work requiring a permit. It shall be a violation of this Code for any person to contract to perform any work without a license.

**Exception:** Any person who owns and resides in or intends to reside on a property suitable for a one- or two-family dwelling may:

- 1.** Construct or erect on that property without a license one (1) one- or two-family dwelling and any structures accessory thereto intended for the owner's personal use. The owner is limited to the construction or erection of one (1) one- or two-family dwelling and any structures accessory thereto in any twelve (12) month period and the construction or erection of a total of no more than five (5) one- or two- family dwellings and any structures accessory thereto during the person's lifetime.
- 2.** Enlarge, remodel, alter, repair, maintain, improve, convert or demolish without a license any one- or two- family dwelling and structures accessory thereto.

Please note: If you are obtaining the permit as homeowner, you are responsible for entire scope of work. Remember this is a construction site and therefore is subject to OSHA standards, including, but not limited to site and fall protection.

When are permits required: Please see below an excerpt from the Pikes Peak Regional Building Code that was adopted by El Paso County in August 2011. This section declares permits are required for all work and then lists 22 exceptions to this requirement [click here](#) for RBD document and for EPC clarification.

Please [click here](#) for electrical reconnect

Please [click here](#) for gas reconnect

Please [click here](#) for demolition permits

Please [click here](#) for wrecking permits

Please [click here](#) for temporary utility permits for temporary living units

Please [click here](#) for modular permits

Please [click here](#) for rebuild of previous dwelling unit permit, using the same foundation – scenario #1

Please [click here](#) for rebuild using the new foundation for previous or new dwelling unit – scenarios 2 & 3

Please [click here](#) for new accessory use building permits

Please [click here](#) for fire damage repair permits for existing dwelling units or accessory use buildings

Please note: Some permit fees are based on cost per square foot to build (dwellings, accessory use buildings, modular homes on a permanent foundations, etc.) according to the 2013 ICC Valuation Table. Permit fees for a remodel or repair of an existing structure are based on job cost. Separate permits are required for each discipline (building, electrical, mechanical, gas, and plumbing). Permits for other projects such as a reroof, siding or stucco, modular home on temporary foundation are “flat fees”. To assist you, your insurance agent, and contractor in determining permit fees, please [click here](#) for the RBD Fee Calculator or [click here](#) for the RBD fee schedule. Please note that the minimum permit fee is \$50; however, special considerations have been given to those affected in the Black Forest Burn Area resulting in a zero cost first time compliance inspection for restoration of electrical and gas utilities. Additionally fees for demolition / fire debris removal and wrecking permits have been reduced to \$30.