

MINIMUM PLAN SUBMISSION GUIDELINES

Please read and follow carefully. Missing or incorrect information may delay the approval of your Building Permit. Include 3 copies of all plans/drawings.

1. **Scaled Site Plan** - Must show property lines, size and location of proposed structures, existing structures, distance of structures to property lines, proposed driveways, adjoining roads, easements, utility hook-ups, and setbacks.
2. **Foundation Plan** – Ouray County requires that a **licensed engineer or architect must design foundations**. Foundation plans must include dimensional plan views with footers, stem walls, interior pads, and exterior pads. Include dimensional section of foundation showing depth of footing, type, size and placement of rebar, wire mesh, anchor bolts, support ledges, height above grade, etc. Plan must also show depth of any slab portion of pour, support ledges, type of fill and compaction as well as size and placement of anchor bolts and ties to foundation or footers. In addition, show any foundation ties to steps, porches, or sidewalks.
3. **Electrical Plan To Include Lighting & Smoke & Carbon Monoxide Detectors** -All exterior lighting must be **fully shielded** to comply with Section 27 of the Ouray County Land Use Code, or **limited to 40 watts maximum per fixture** regardless the number of bulbs.
4. **Mechanical Schedule** - List all furnaces, boilers, vents, fans, refrigeration units, etc. to be used in the construction project. **Note: Efficiency rating ____%. Also, Submit Manual J & D**
5. **Door Schedule** - Specify each door type and size for all door openings. A 20-minute rated, fire resistant self-closing door is required between attached garage and dwelling.
6. **Window Schedule** - Specify each window type and size for each window opening. Specify safety glass where applicable. One egress window (max. 44" from floor) is required for each bedroom that does not have a door leading directly to the outside of the dwelling. **Specify U-factor. Note: .35 or better required.**
7. **Elevations** - Four elevation drawings are required, one for each facing view: North, East, South and West.
8. **Floor Plans** - Provide floor plans for each floor, garage, or basement described. All areas drawn will be dimensioned and the square footage for that area shown. A total of the individual square footages for the floor depicted will be shown. **Each area or room must be named as to its use (bath, kitchen, closet, etc.).**
9. **Wall Section** - Provide a cut-away view of typical exterior wall to illustrate wall construction, siding, **insulation, plates, connections,** sheathing, underlayment & roofing.
10. **Framing Plans** - Provide dimensioned plan views of all **floor and roof framing**. Plans to include size, type, and spacing of all structural members. **Submit truss specifications.**
11. **Design Criteria**-Altitude____. Therefore, engineered snow load is____ Wind-90 mph min., Frost line 40", Ice shield-YES, High Temp. barrier under all metal roofs.
12. **ARC/HOA Approval Letter** - If project is within an approved PUD or Subdivision, the property owner must notify the HOA and/or Architectural Control Committee.
13. **Visual Impact Analysis** - If project falls within 1.5 miles of a "viewing corridor" then a visual impact analysis based upon the guidelines and requirements found in Section 9 of the Ouray County Land Use Code will be required (may require the installation of story poles).
14. **Site Development Permit** - If the project site is on a parcel or lot **not** within a PUD or subdivision, you must submit a Site Development Permit Application and associated fee.. This application must be submitted **and approved** before your building permit will be issue. Please see Building Official or County Planner with any questions regarding the Site Development Permit Process.
15. **Flood Plain Permit** - If the project site is in a 100-year flood plain as identified by FEMA, you must complete a Flood Plain Permit Application.
16. **Fire Safety Rating Worksheet** - Complete and sign worksheet which is available from the Land Use Office per Section 24 of the Land Use Code.
17. **Carbon Monoxide and Smoke Detectors** – Include the location of smoke and carbon monoxide detectors on the floor plan.

FOR OFFICE USE ONLY:

County Planner Review:

- Proposed Structure(s) conform with PUD Design (if within a PUD)
- Setbacks Conform to Zoning Regulations
- Lot Size is 3 Acres or more for an Accessory Dwelling
- Visual Impact Calculation Form completed and passed (If required)

Notes: _____

Approved: _____ Date: ____ / ____ / ____