



## WHO NEEDS A BUILDING PERMIT

This document should assist with questions on whether a **BUILDING; PLUMBING** or **ELECTRICAL PERMITS** are required.

For questions about Building Permits or Zoning Requirements contact:

City of La Junta  
Engineering/Building Department  
601 Colorado Avenue  
La Junta, Colorado 81050  
719-384-5991

For questions about Electrical Permits contact:

State of Colorado Electrical Board  
303-894-2300 to request permits  
303-869-3472 to schedule inspections

For questions about Plumbing Permits contact:

Department of Regulatory Agencies  
State Plumbing Board  
303-894-7435

## WHEN IS A BUILDING PERMIT REQUIRED

A building permit is required any time construction, enlargement, alteration, repair, removal, demolition, or change the occupancy of a building or structure occurs.

A permit is also required when the project entails erection, installation, enlargement, alteration, repair, removal, conversion or replacement of any electrical, gas, mechanical or plumbing system. The electrical and plumbing is regulated by the State of Colorado.

## PROJECTS EXEMPT FROM PERMITS

### BUILDING

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
2. Fences not over 6 feet high. Contact the Building Department for Zoning requirements.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting surcharge.

4. Sidewalks not within public right of way, decks and driveways not more than 30 inches above adjacent grade and not over any basement or story below.
5. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
6. Prefabricated swimming pools that are less than 24 inches deep and installed entirely above ground.
7. Swing and other playground equipment accessory to detached one and two family dwellings.
8. Window awnings supported by an exterior wall, which do not project more than 48 inches from the exterior wall and do not require additional support.
9. Re-siding without alteration of wall structure.

#### **GAS**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

#### **MECHANICAL**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Stem, hot or chilled water piping within any heating or cooling equipment regulated by the code.
5. Replacement of any parts which does not alter its approval or makes it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

#### **EMERGENCY REPAIRS**

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

#### **REPAIRS**

Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of a structure affecting the egress requirements.