

Frequently Asked Questions About Building Safety

What sizes or types of structures require permits?

Any structure which is over 200 square feet, is 10 feet high or is attached to an existing structure requires a permit. Any structural change to a residential structure, or any change to a commercial structure, also requires a building permit.

When is a permit required for plumbing?

Any new installation or alteration to an existing plumbing system requires a permit. The only exception is for minor maintenance.

When is a permit required for electrical?

Any new electrical service or wiring, and alterations to existing electrical systems, require permits.

When is a permit required for mechanical?

Any new mechanical system that is to be permanently installed (chimneys or heating equipment, etc.) and changes to or replacements of existing systems requires permits.

Can I build a two story garage?

A “two-story garage” is not a structure recognized under state building codes. A second story over a garage must be classified and constructed under the rules regulating the use it most closely resembles. In most cases, the classification will be residential. The creation of a residential space above a garage may present a conflict with the zoning ordinance if there is already a dwelling on the property.

Who can do my electrical wiring?

If a structure will be for sale, rent or lease, only a licensed electrical contractor may do the electrical wiring. If the structure is not for sale, rent or lease, the owner of the building or equipment being wired may do the wiring.

Why do my permits have to be posted on the job site?

The state requires that the permit be posted on the site. County inspectors use the posted permit to verify that they are at the correct location, and to keep a field record of

the completed inspections.

Why do I need to post the orange address card?

CDD's orange address cards save valuable time for our field staff by making it easier to spot and verify inspection sites.

Can anyone else answer my questions about the codes such as an electrical supplier?

Suppliers and contractors may be able to give general guidance about the codes. But it is important to verify all such information with CDD as soon as possible. Our state certified inspectors are the best source of information concerning code requirements.

How soon can I get a Building inspection?

Can I set the time? After a building permit is issued and construction begins, several progress inspections are required. When your construction is ready for an inspection, you can normally request an inspection for the next business day. However, we cannot schedule a specific time of day for an inspection because of the unpredictability of the inspector's field schedules.

When can I get a Final Inspection?

A building is ready for final inspection when all work required for occupancy has been completed.

Will the county final my building before the septic system is finalized?

The field work for a final building inspection can be done before the septic system is finalized. But the final building inspection, including necessary paperwork, is not completed until the septic has been completed and finalized.

Can an inspector enter a structure without someone being there, or can my child be there to let the inspector in?

An inspector may enter a vacant (empty) building without the owner being present. However, if the building is occupied, there must be an adult present during the inspection.

What permits will I need?

That depends on zoning and the type of development you are proposing. Coordinated Services and Planning staff will look at your lot on a zoning map to determine if any land use applications are required. When land use questions have been resolved, construction and septic permits can be issued.

Why do I need a plot plan?

A plot plan is required to provide CDD with essential information. We must assure that setbacks from property lines and the existence and relative positions of structures such as buildings, septic systems and wells comply with state and county standards.

Can I apply for construction permits before my septic site evaluation is completed?

No. With very limited exceptions, state law does not allow CDD to issue building permits without an approved site evaluation. Generally, a lot is not buildable until we know that a septic system is feasible on the lot.