

Detailed Residential Building Permit Requirements Attachment

For One- and Two-Family Dwellings and Townhouses

Including attached and detached accessory buildings, garages, sheds, pergolas and decks

APPLICATIONS, FORMS AND SUPPLEMENTAL INFORMATION:

- [Building Permit Application for Detached One and Two-Family Buildings, Residential Accessory Buildings and Town Homes](#)
 - Be sure to read the entire application carefully and fill in all required blanks. One permit application is required for each structure.
- Affordable Housing Compliance
 - Developments that include the construction of new housing units must meet the requirements of [Section 9-13 of the Boulder Revised Code, 1981 \(B.R.C.\)](#), which requires that a percentage of all residential development be permanently affordable. Developments subject to annexation agreements may have affordable housing requirements identified within the agreement. Compliance must be verified prior to submitting a building permit application.
 - Please contact a housing planner prior to building permit submittal to discuss options for meeting the requirements. Contact and program information may be found at www.boulderaffordablehomes.com. Once compliance is verified and complete, the housing planner will provide an Affordable Housing case number to reference at building permit submittal.
- [Residential Growth Management System Allocation Application Form](#)
 - For new residential unit(s), an approved residential growth management allocation is required. Please be advised that the issuance of a 'demolition' allocation, which documents the replacement of a demolished residential unit, requires prior issuance of a demolition permit.
 - A [Temporary Allocation](#) may only be requested if the presence of asbestos requires mitigation prior to demolition of the existing structure. A Temporary Allocation must be applied for and received prior to submitting for building permit. A [Demolition Permit](#) can take additional time to procure because it requires signatures of parties outside of the City of Boulder. Once issued, the applicant will be provided with the allocation and a case number. Provide the allocation at building permit submittal.
- [Lot Area Declaration Form](#)
 - Required in the RR-1, RR-2, RE, RL-1, RL- 2 and RMX-1 zoning districts.
- [Maximum Floor Area \(FAR\) and Building Coverage Worksheet](#)
 - Required in the RR-1, RR-2, RE, RL-1, RL-2 and RMX-1 zoning districts. See the following:

- [Building Coverage Handout](#)
- [Section 9-7-11 of the B.R.C.](#)
- [Floor Area Ratio Handout](#)
- [Section 9-8-2 of the B.R.C.](#)
- [Stormwater & Flood Management Plant Investment Fee Calculation Form](#)
 - Required for all new impervious (hard surface) areas on the property, including but not limited to new roof areas, sidewalks, driveways, patios, concrete, flagstone pavers and gravel.
- [Plumbing Fixture Count & Irrigation Form](#)
 - Required for all new, removed, relocated or replacement plumbing fixtures. The form must include all plumbing fixtures that are served by a single water meter, including detached accessory buildings.
 - Please refer to the [Estimating Water, Wastewater & Irrigation Plant Investment Fees and Determining Water Meter Sizing Worksheet](#) for additional information on water meter sizing.
- [Housing, Development Excise Tax and Impact Fee Worksheet](#)
 - Required for all new floor area as defined by [Section 3-8-2\(b\) of the B.R.C.](#)
- Asbestos Inspection Report
 - Required for additions or alterations that require removal of materials that may contain asbestos. Provide a copy of an asbestos inspection report prepared by a certified inspector or a Demolition Approval Notice from Colorado Department of Public Health and Environment (CHPHE) if the scope of the project includes disturbing more than the following amounts of suspect asbestos-containing materials:
 - 32 square feet of surfaces (walls, ceilings, floors)
 - 50 linear feet of pipes
 - Amount of waste equivalent to the volume of a 55-gallon drum
 - Reference the CDPHE publication [Asbestos - Renovation and Demolition](#) for more information on State requirements.

Demonstration of [2020 City of Boulder Energy Conservation Code \(COBECC\) Compliance](#)

- Applicants shall indicate appropriate compliance path below and include required documents outlined in the table on the following page. For additional information on compliance path refer to 2020 COBECC, Residential Provisions.

Scope	Threshold	Documentation Requirements
<input type="checkbox"/> New Building	< 500 s.f.	<ul style="list-style-type: none"> Residential Mandatory Checklist¹ Residential Prescriptive Checklist¹
<input type="checkbox"/> New Building	≥ 500 s.f.	<ul style="list-style-type: none"> Residential Mandatory Checklist¹ Energy Rating Index (ERI) Compliance Report²
<input type="checkbox"/> Addition	< 1,000 s.f.	<ul style="list-style-type: none"> Residential Mandatory Checklist¹ Residential Prescriptive Checklist¹
<input type="checkbox"/> Addition	≥ 1,000 s.f.	<ul style="list-style-type: none"> Residential Mandatory Checklist¹ ERI Compliance Report²
<input type="checkbox"/> Alteration	Level 1 or Level 2	<ul style="list-style-type: none"> Residential Mandatory Checklist¹ Residential Prescriptive Checklist¹
<input type="checkbox"/> Alteration	Level 3	<ul style="list-style-type: none"> Residential Mandatory Checklist¹ ERI Compliance Reports²
<input type="checkbox"/> Alteration	Level 4	<ul style="list-style-type: none"> Residential Mandatory Checklist¹ ERI Compliance Report²
<input type="checkbox"/> Alteration & Addition		<ul style="list-style-type: none"> Compare requirements for Alteration based on Level and for the Addition and use the more stringent criteria.

[Construction Waste Recycling Application](#)

Residential building permits for a new dwelling unit or an addition to an existing dwelling unit shall demonstrate that 100% of the clean wood, metal and cardboard will be recycled, reused and/or donated.

[Sustainable Deconstruction Plan](#)

All residential building permit applications proposing to demolish more than 50 percent of exterior walls shall demonstrate through a deconstruction plan that at least 75% of the existing building materials by weight from the deconstruction will be diverted from the landfill for reuse or recycling.

¹ The Residential Mandatory Checklist and the Residential Prescriptive Checklist can be downloaded at www.BoulderEnergyCode.com. Checklists shall be completed and included on an "Energy Conservation Code" sheet within the plans being submitted for permit application. Minimum allowable size 11" x 17".

² The ERI Compliance Report shall be generated by the compliance software tool and shall document the ERI rating. The report shall include the following: project address, ERI certificate, projected annual site energy use by fuel type, projected annual energy cost, name and address of the approved rating provider, date of the home energy rating, the name and version of the compliance software tool and an inspection checklist. The inspection checklist shall show results for both the ERI reference design and the rated design and shall document all inputs entered by the user necessary to reproduce the results. The ERI Compliance Report shall be submitted with the permit application.

Heating and Cooling Equipment Sizing

Include Air Conditioning Contractors of America (ACCA) Manuals J and S (Per International Residential Code (IRC) M1401.3) and Manuals D and T (Per IRC M1601.1) where applicable.

For any new mechanical heating and/or cooling system in any structure, or for any system which will be replaced with a different type of system, ACCA approved documentation demonstrating proper equipment sizing must be provided. This includes, but is not limited to, the following: hydronic or forced-air systems of any configuration and ground, water and air source heat pumps; but does not include simple furnace or boiler replacements or extensions of existing hydronic or ducted systems, the installation of whole-house fans, stand-alone electric baseboard systems or evaporative coolers with a single supply duct.

The following permits, approvals and supplemental information may be required based on the scope of the project and/or the location and development constraints of the property:

[Floodplain Development Permit Application](#)

- A Floodplain Development Permit Application is required for projects located within designated regulatory floodplains.
- A separate Floodplain Development Permit Application should be created for each new or altered structure located within a designated regulatory floodplain.
- If you are unsure whether your existing structure is within a designated regulatory floodplain, you can either reference the [City's floodplain map](#) webpage or you can request a structure determination from the City by submitting a [Flood Information Request](#) through the CSS portal.
- For more information, please visit the [Floodplain Development webpage](#).

[Stream, Wetland and Water Body Permit](#)

- Required for structures located within designated wetlands or wetland buffer areas.

Historic Preservation Approval

- A [Landmark Alteration Certificate](#) must be obtained prior to submitting a building permit for exterior modifications to a designated individual landmark or a property located within a designated local historic district.
- A [Historic Preservation Demolition Review Application](#) must be approved prior to submitting a building permit for a modification to any existing building that is over 50 years old, if the proposed modification that meets the definition of demolition in [Section 9-16-1\(c\) of the B.R.C.](#)

Grading and Drainage Plan

- For properties with significant slope concerns or soils with mass movement potential, a grading and drainage plan designed by a Colorado licensed professional engineer must be provided. See 'Soils Report' below.
- A grading plan may also be required to ensure that the proposed development will not pose a hazard to persons, surrounding property, the public right of way or other public improvements.

- Soils Report
 - A soils report is required for all new residential buildings and for work on buildings that include additions to, or significant alterations of, existing foundations for properties with steep slope concerns, soils with mass movement potential or shrink/swell potential.
 - Properties with development constraints such as steeply sloped lots, or lots with soils with mass movement or shrink/swell potential require engineered grading and drainage plans in most cases. See 'Grading and Drainage Plan' above.
 - To determine if a specific property has specific geologic development constraints, please visit the City's [eMapLink website](#) and click the checkbox for "Geologic Development Constraints" (2018 IRC R401.4).

- Wildland-Urban Interface
 - For properties in the Wildland-Urban Interface, all new structures and those with additions or changes to exterior building components must demonstrate compliance (through construction details in the construction plan set or product specification sheets) with the [International Wildland-Urban Interface Code \(IWUIC\)](#) as amended by [Section 10-8.5-2 of the B.R.C.](#)
 - For more information on Boulder's Wildland-Urban Interface, including structure protection plans and mapping of risk areas, please see the City of Boulder's [Fire and Rescue Wildland Fire](#) webpage.

- Copies of Prior Approvals
 - Provide copies of any variance approval, Administrative Review approval, Land Use Review approval, Technical Document Review approval, easement vacations and/or Home Owner's Associations approvals, where appropriate.
 - Two copies of any City-stamped, approved plans must be integrated into the construction plan set and must be printed to-scale.

CONSTRUCTION PLAN SET (minimum requirements):

All sheets shall be the same size throughout the entire plan set, provided to scale and of adequate size to clearly convey all information, but no larger than 24" x 36". All plans shall be clear, legible and stapled together into sets. Refer to the specific Requirements Checklist for your project scope for the number of required copies.

- Survey:
 - See the [Survey Handout](#) to determine what type of survey is required for the proposed scope of work. All surveys must be stamped by a Colorado licensed Land Surveyor.
- Site Plan:
 - Must be drawn to scale and use a common engineering scale of 1" = 10' or 1" = 20'. The occasional use of 1/8" = 1' or 1/4" = 1' is acceptable when all information can be clearly conveyed at that scale.
 - Based on a survey, including the following information:
 - Property orientation (include north arrow).
 - Property line locations, dimensions and labels (front, side, rear).

- Location and extent of public right(s)-of-way, including streets and alleys.
- Location and extent of existing and proposed easements. No portion of a structure may encroach within an easement, including footings and eaves.
- Boundaries of flood zones and regulated wetland areas on the property.
- All existing and proposed improvements on the property, including but not limited to principal and accessory structures, retaining walls, fences, driveways, sidewalks, patios, paths and swales.
- All setback dimensions to existing and proposed buildings, structures, and/or site features. Refer to [Sections 9-7-2, 9-7-3, 9-7-4 of the B.R.C.](#) for additional information.
- Location of existing and proposed vehicular site access, including width of the driveway/access and separation of curb cut from property lines in accordance with [Section 9-9-5 of the B.R.C.](#) & [Section 2.04 DCS.](#)
- Location and dimensions of required off-street parking space(s) and required backing distance in accordance with [Section 9-9-6 \(d\) of the B.R.C.](#)
- Location of existing and proposed utilities, including water service and meter, wastewater service, sump pump discharge point, stormwater facilities, irrigation ditches, gas and electric services. Indicate if electrical service is overhead or buried.
- Location of all existing and proposed electrical service panels and exterior mechanical equipment (e.g. air conditioner condensers).
- Separation distance between trees and utilities (a minimum of 10' between trees and utilities must be maintained).
- Distances between all buildings (measured from the nearest point, including eaves or other projections). A minimum of six feet of building separation must be maintained between the nearest points of any buildings.
- Topographical information
 - City mapping system topographical information is for general information only; topographical information and contours for a specific property or lot must be prepared by a Colorado licensed Land Surveyor.
 - See [Survey Information Handout](#) for specific information.
- Building Height information
 - The location and elevation of the low point within 25' of the building, and the location and elevation of the upper-most point of the roof of the resulting building, provided in USGS values. See definition of height in [Section 9-16\(c\)\(1\) of the B.R.C.](#)
 - An arbitrary vertical datum (i.e. finish floor 100) may be used so long as it, and the elevations of all relative measurements, ALSO include the USGS conversion value. For example: finished floor elevation of 100' (5325.00 USGS), uppermost roof of 124' (5349.00), and low point of 95' (5320.00).

- Bulk plane section locations and base elevations – See [Section 9-7-9 of the B.R.C.](#), and the [Side Yard Bulk Plane Handout](#).

Landscape and Street Tree Plan:

- The landscape and street tree plan must be drawn to scale and use a common engineering scale of 1" = 10' or 1" = 20'. The occasional use of 1/8" = 1' or 1/4" = 1' is acceptable when all information can be clearly conveyed at that scale.
- This is a required submittal document if the project exceeds the thresholds provided in the table below.³

Scope	Threshold	Landscape Plan Requirements
New Construction	Always Required	All Requirements
Addition	Permit Value > 25% of Assessor's Actual Structure Value	Street Trees Only
Addition	Permit Value > 50% of Assessor's Actual Structure Value	Street Trees + Front Yard Setback
Addition	Permit Value > 75% of Assessor's Actual Structure Value	All Requirements
Remodel (no addition of floor area)	Permit Value > 100% of Assessor's Actual Structure Value	All Requirements

- Show all existing and proposed landscape materials such as walks, patios, required street and alley trees, shrubs and other plant material, and irrigation components.
- See [Section 9-9-12\(d\) of the B.R.C.](#) for a comprehensive list of requirements including water conservation and xeriscape standards.
- Planting details, required planting notes, sample plans and FAQs may be found at the city's [landscaping website](#). See [Chapter 3 of the Design and Construction Standards \(DCS\)](#) for additional technical requirements.
- The landscape and street tree plan may be incorporated and shown on the site plan if it does not obscure site plan details, otherwise include on separate sheet(s).

Solar Access Plan:

- The solar access plan must be drawn to scale and use a common engineering scale of 1" = 10' or 1" = 20'. The occasional use of 1/8" = 1' or 1/4" = 1' is acceptable when all information can be clearly conveyed at that scale. If the proposed construction consists exclusively of building elements that are shorter than the solar fence in question, no solar analysis will be required.
- Required when there is an addition or new construction that exceeds 12 feet in height in RL-1, RE, MH and RR zones on flat lots.
- If the lot has a slope greater than 1':25' (4% slope, or 2.3°) within 25 feet of the proposed new construction and the proposed construction is 11 feet or taller in height, include topographical contours provided by a Colorado licensed surveyor on the survey document or site plan.

³ Note that Permit Value is based on the total cumulative valuation of all building permits issued from July 2003 to the present (including the proposed project valuation) and is based off the higher of the applicant stated or system calculated valuation.

- In all other residential zones, on flat lots, provide a solar access plan if the proposed construction exceeds 25 feet in height or 24 feet in height and the slope within 25 feet of the proposed construction exceeds 1':25' (4% slope or 2.3°).
- A solar analysis demonstrating compliance with the solar access regulations in [Section 9-9-17](#) of the B.R.C. may be required. Step-by-step instructions for preparing a solar analysis are available in the [Solar Access Guide](#). The solar analysis may be incorporated and shown on the site plan if it does not obscure site plan details, otherwise include on separate sheet(s).
 - Provide a calculation table in addition to the solar access plan (see [Solar Access Guide](#)).

Floor Plans:

- Must be drawn to scale and use a common architectural scale of 1/4" = 1' or 3/16" = 1'. The occasional use of other scales that are able to clearly, accurately and verifiably relay the information is acceptable.
- Including the following information:
 - Dimensioned existing floor plans for all levels, including demolition details.
 - Dimensioned proposed floor plans for all levels, including hallway and stair widths.
 - Label all room uses (e.g. bedroom) and sizes (e.g. 5' x 8').
 - Maximum Allowable Floor Area Information. See [Floor Area Ratio Handout](#).
 - Partially exposed lower levels. Reference [Section 9-8-2 of the B.R.C.](#)
 - Clearly identify portions of partially exposed lower levels and window/door wells that contribute to the maximum allowable floor area ratio.
 - High-volume spaces.
 - Identify high-volume spaces 16' or greater in height. Reference [Section 9-8-2\(e\)\(1\)\(D\)\(ii\) of the B.R.C.](#)
 - Uninhabitable Space (per definition of "Uninhabitable space" in [Section 9-16 of the B.R.C.](#)).
 - Identify individual rooms and portions of rooms where head height is less than 6', where applicable, or rooms used solely for mechanical purposes.
 - Locations and sizes of external openings including windows and doors.
 - Window information.
 - The size and type of each window.
 - Provide the U-factor.
 - Show where safety glazing will be used.
 - Indicate which windows will meet emergency escape and rescue (egress) requirements.
 - Detail window wells at egress windows (2018 IRC R303.1, R308.4 R310.2 R311, R613).

- Landing on each side of each exterior door (2018 IRC R311.3).
- Locations and types of plumbing fixtures (as listed on the [Plumbing Fixture Count and Irrigation Form](#)) as well as existing and proposed rough-ins.
Please note the locally amended flow rates of IRC table P2903.2.
For limitations on the type and number of plumbing fixtures allowed in accessory buildings see definition of “accessory building” in [Section 9-16-1 of the B.R.C.](#)
- Location of equipment.
Show the location of water heaters, furnaces, boilers and any fireplace(s) (2018 IRC G2406).
- Location(s) of mechanical/plumbing chases and vent/flue/intake terminations.
- Location and size of electrical service main and sub-panels (2018 IRC E3502).
- Location of smoke and carbon monoxide alarms.
Smoke alarms must be hardwired and interconnected (2018 IRC 314 & 315).
- Location of under-floor access and venting (2018 IRC R408.1, R408.2, R408.4 & 2018 IMC 306.4).
- Location of attic access and venting (2018 IRC R806 & R807).
- New Construction Only:
Clearly identify the following:
 - Solar ready requirements per the requirements identified in Chapter M23 of the IRC and Section R407 of the 2020 COBECC.
 - Electric vehicle charging Infrastructure per the requirements identified in Section R404.2 of the 2020 COBECC and Chapter E39 of the IRC. Indicate if feeds are underground or overhead.
 - Radon mitigation requirements as identified in the IRC 2018, Appendix F.

Building Elevations:

- Including the following information:
 - Provide two dimensional drawings.
Perspective or isometric drawings may be provided as supplemental information only.
 - Building Height information.
Identify elevation of the low point within 25’ of the building and the elevation of the upper-most point of the roof of the resulting building, provided in USGS values. See definition of height in [Section 9-16\(c\)\(1\) of the B.R.C.](#)

An arbitrary vertical datum (i.e. finish floor 100) may be used so long as it, and the elevations of all relative measurements, ALSO include the USGS conversion value. For example: finished floor elevation of 100’ (5325.00 USGS), uppermost roof of 124’ (5349.00), and low point of 95’ (5320.00).

- Existing and proposed grade.
See [Floor Area Ratio](#) and [Side Yard Wall Articulation](#) Handouts.
- Provide Bulk Plane information.
See [Side Yard Bulk Plane](#) Handout.
- Indicate roof pitch and roof covering materials, slope and underlayment.
Class A roofing materials are required; wood roofing materials are prohibited (2018 IRC R904 & [Sections 10-5.5-2 \(h\) & \(i\) of the B.R.C.](#)). Roofing materials must also meet the wind speed requirements as specified in [Section 10-5-2 \(ff\) of the B.R.C.](#)
- Building Cross Sections:
 - At relevant locations (stairwells, other high-volume spaces, rooms with sloping ceilings, etc.) including the following information:
 - Building Height information.
Identify elevation of the low point within 25’ of the building and the elevation of the upper-most point of the roof of the resulting building, provided in USGS values. See definition of height in [Section 9-16\(c\)\(1\), B.R.C.](#)
An arbitrary vertical datum (i.e. finish floor 100) may be used so long as it, and the elevations of all relative measurements, ALSO include the USGS conversion value. For example: finished floor elevation of 100’ (5325.00 USGS), uppermost roof of 124’ (5349.00), and low point of 95’ (5320.00).
 - High-volume spaces 16’ or greater in height.
See [Floor Area Ratio Handout](#).
 - Ceiling height in individual rooms/portions or rooms that are less than 6’ in height.
See [Floor Area Ratio Handout](#).
 - Stair details, including but not limited to (2018 IRC R311.5):
Headroom requirements.
Rise and run.
Riser opening size (if any).
Handrail and guard configuration.
Attachment details.
- Wall Section Details:
 - At relevant locations, include the following information:
 - Show location of insulation and provide R-value information (2020 COBECC, 2018 IRC R402.2.9).

- Fire-resistive assemblies.
 - Details of rated assemblies for walls within 5' of a property line.
 - Demonstration of how projections within the 5' fire separation distance will be protected on the underside (2018 IRC R302.1 & Table R302.1).
- Garage/house separation.
 - Detail the wall and ceiling construction between the garage and house (2018 IRC R309.1 & R309.2).
- Common walls at townhouses.
 - At the common wall for townhouses, provide a section of the structure detailing the 1-hr. rated wall assembly, or clearly demonstrate how an exception will be met ([Section 10-5.5-2\(i\) of the B.R.C.](#)).
- Structural Drawings:
 - All new structures and additions must be designed by a Colorado licensed engineer to resist wind, seismic and gravity loads (2018 IRC R301.2.1.1 & [Section 10-5.5-2\(g\) of the B.R.C.](#)). Design wind speeds are 150 mph V east of Broadway and 165 mph V west of Broadway.
 - Including the following:
 - Footing and foundation design.
 - All footings and foundations for areas in excess of 150 square feet shall be designed by a Colorado licensed engineer, except for detached accessory structures which are not intended for human habitation.
 - Framing Sections.
 - Include the size, species, grade, and spacing of framing members.
 - Specify connections, dimension footings and foundations.
 - Specify roof and wall sheathing, roof covering material and underlayment, wall siding and underlayment, insulation, foundation drainage and location of grade.
 - Conventional roof framing.
 - Provide a roof framing plan showing the size, grade, span and spacing of all roof and ceiling members.
 - Also include ridges and valleys, roof pitches and location and size of skylights. (2018 IRC R802).
 - Truss framed roofs.
 - Stamped manufacturer's truss drawings for each type of truss must be provided and keyed to the roof framing plan (2018 IRC R802.10).
 - Truss submittals may be deferred until framing inspection for simple roof designs without large interior point loads.

- Structural Insulated Panels (SIPs).
 - All proposed SIP wall and roof systems require additional documentation to be provided at the time of application including, but not limited to, manufacturer's information and the ICC Evaluation report for the product system chosen.
 - Stamped structural plans must include all intended SIP's applications and include panel location and attachment details.
- Insulated Concrete Forms (ICF).
 - All proposed ICF systems require additional documentation to be provided at the time of application including, but not limited to, manufacturer's information and the ICC Evaluation report for the product system chosen if available.
 - Stamped structural plans must include all intended ICF applications.
- Concrete encased electrodes.
 - Identify the location of concrete encased electrode(s) for electric service on foundation plan (2018 IRC E3608).
- Additional roof, deck, and/or floor loads, such as those associated with photovoltaics, heavier roofing materials such as concrete tile or slate, concrete topping for floors and hot tub installation on elevated decks or floors, must be identified and included in calculations/analysis by the Structural Engineer.

Existing Building Code Analysis:

- Existing building projects must provide a comprehensive code analysis that indicates the code being used (IRC, IEBC, or IBC), the scope (repair, alteration, addition, change of occupancy/use, or relocation), and the level of alteration.