

- In terms of total number of permits we saw an increase of 21.45% in 2021 over 2020.

- In terms of total number of SFD permits we saw an increase of 39.68% in 2021 over 2020.
- Prior to 2021 the busiest year we had was 2019 when we collected \$1,352,029.51 in building permit fees (39.3% increase in 2021), issued 3,756 permits total (8.52% increase in 2021), and issued 294 SFD permits (17.35% increase in 2021).

B. New Commercial Projects

Poncha Springs:

- **10915 CR 128:** A permit for a new sign was issued for this address.
- **185 Quigot Court:** A permit was issued to frame a storage room inside this larger warehouse building that the county recently acquired from Angel of Shavano Recycling.

Buena Vista:

- **115 Harrison:** A permit was issued for a storage addition to the Loves Travel Plaza.

Chaffee County:

- **9771 RGP Road:** Plans were approved for several mini storage buildings to be constructed South of the Harriet Alexander Airport.
- **12900 Hwy 24/285:** A permit was issued to repair a gas canopy that was damaged by a vehicle.

C. Inspection Totals

- We performed 1,050 field inspections in the month of December.
- We issued 31 certificates of occupancy in December.

D. Violations:

- **156 Singletree:** Legal sent a CDO to the property owner on October 13, 2021 requiring a 30-day abatement. On November 17, 2021 Miles Cottom received an email from the property owner, John Davis, indicating that all work on the property had ceased long before we had sent him the CDO to stop work because there were no valid permits. We approved the following inspections

6/12/2015: Footing

7/15/2015: UG Electric & Foundation

7/25/2015: Interior pads

8/10/2015: UG Plumbing

No other inspections were requested or performed. Mr. Davis finished the construction of the home without the benefit of any inspections. No framing, rough electric, rough plumbing, rough mechanical, insulation or final inspections were requested nor performed on the home. The home appears to be complete and being occupied by Mr. Davis. He has no certificate of occupancy. We are seeking approval from the BoCC to direct the legal staff to pursue legal action against Mr. Davis.

- **3400 Willow Lane:** This is the property about halfway up Poncha Pass with which we have been dealing for some time. Legal was able to get a default judgement from the court enjoining the property owner from using the property in violation of our LUC and imposing a \$1,000 fine plus \$100 per day that he remains in violation. Hopefully this will

encourage the property owner to come into compliance without our having to place liens on the property.

- **7118 Clark Hill Road:** Legal will be filing a motion for default judgement as this property has been in violation since July 6, 2017 at which time, I declared the building to be dangerous and uninhabitable based on my observation of the property and based on the opinion of a third-party structural engineer. The owner has not complied with our numerous attempts to get the building torn down.

E. Personnel

- Gary Barnthouse passed the ICC Residential Plumbing Inspector certification exam. With Gary having passed this test, all field inspection and plan review staff are certified residential plumbing inspectors, which is a requirement to perform plumbing inspections in Colorado. Gary now has five certifications including: Residential Building Inspector, Residential Plumbing inspector, Residential Electrical Inspector, Commercial Electrical Inspector, and Electrical Plans Examiner. Furthermore, all of our technical staff are also certified Residential Electrical Inspectors except for one and we hold 61 ICC certifications department wide. We also currently employ two Master Electricians and one Journeyman Electrician.
- We currently have an opening for an Electrical Inspector as Mike Marr has taken a position with the City of Phoenix as an Electrical Inspector. We wish Mike the best of luck and thank him for his 7 years of service with the organization. We have conducted interviews and offered the position to Ken Holloway who is a master electrician and currently the co-owner of Buffalo Peaks Electric. Ken will start of February 1, 2022. Ken will be a great addition to our team.

F. Colorado Counties who require Contractor Licensing:

Contractor Licensing		
County	Yes	No
Adams	1	
Alamosa		1
Arapahoe	1	
Archuleta		1
Baca		1
Bent		1
Boulder	1	
Broomfield	1	
Chaffee		1
Cheyenne		1
Clear Creek		1

Conejos		1
Costilla		1
Crowley		1
Custer		1
Delta		1
Denver	1	
Dolores		1
Douglas	1	
Eagle		1
El Paso	1	
Elbert		1
Fremont	1	
Garfield		1
Gilpin	1	
Grand	1	
Gunnison	1	
Hinsdale		1
Huerfano	1	
Jackson	1	
Jefferson	1	
Kiowa		1
Kit Carson		1
La Plata		1
Lake	1	
Larimer	1	
Las Animas	1	
Lincoln		1
Logan		1
Mesa	1	
Mineral		1
Moffat	1	
Montezuma		1
Montrose		1
Morgan	1	
Otero		1
Ouray		1
Park	1	

May adopt in the next year
per website

Phillips		1
Pitkin	1	
Prowers		1
Pueblo	1	
Rio Blanco		1
Rio Grande		1
Routt	1	
Saguache	1	1
San Juan		1
San Miguel		1
Sedgwick		1
Summit		1
Teller	1	
Washington		1
Weld		1
Yuma		1
Total	25	39

(Requires Registration and proof of insurance to 300k)

G. Agricultural Exemption from Building Permits:

The county has a policy regarding agricultural exemptions from building permits pursuant to C.R.S. 30-28-201(1) which reads, "Buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry may be excepted." We have historically had issues with residents requesting agricultural exemptions from building permits in accordance with this statute, but then using the building for something other than agriculture (including businesses, STRs, storage of non-agricultural personal items, etc.) or subsequent property owners using the buildings for other than agricultural uses. I am seeking feedback from the BoCC regarding limiting the scope of agricultural buildings to 600 square feet for enclosed buildings (which is large enough for chicken coops, loafing sheds, etc.) and unlimited area for open sided structures such as those used for hay/crop storage and for livestock stalls. Attached is a flow chart that for which we are seeking BoCC feedback.

Agricultural Building Flow Chart to Determine Building Permit Exemptions

Definition Agricultural Building: Buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, poultry, hay, grain, or other horticultural products not illegal under federal or state law. The structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or pack-aged, nor shall it be a place used by the public. The Definition does not include the below listed Non-Exemptions.

NOTE: Mixed Use Buildings Are not Exempt: If you intend to also park your personal vehicles, boats, campers, other toys, or store items related to other businesses or personal use not associated to Agricultural Sole Use definition above, then a permit is required for this building.

Agricultural Building Permit Exemptions Below

14.1: Open Sided Agricultural Buildings: Agricultural Buildings constructed with open sides and ends that do not have enclosed walls, doors, or windows within the building. The building cannot contain any sanitary connections and meets the Building Code Definition of an Agricultural Building. No Mixed-Use allowed outside of Agricultural Use.

14.2: Enclosed Agricultural Buildings under 600 Square Feet: Agricultural Buildings that are 600 Square Feet or Less that do not contain any sanitary connections and meets the Building Code Definition of a Agricultural Building. No Mixed-Use allowed outside of Agricultural Use.

Note: Electrical, Solar, Mechanical, and Plumbing Permits are NEVER EXEMPT.

