



Hinsdale County Building Department  
**Construction Planning Guidelines**

- **Zoning:** What zoning district are you in? How does it affect your project? Will you be required to obtain a special or conditional use permit? What subdivision covenants must you consider?
- **Historical District:** Is your building site within the Historical District? Review by the Town Historical Preservation Commission is required. Applications are available at Town Hall, 230 N Bluff Street.
- **Setbacks:** What is required within the specific zoning area or subdivision for distances from property lines, wells, OWTS, propane tanks, etc.?
- **Floodplain:** Is the proposed building site within a floodplain? Do you need to apply for a floodplain development permit? Will you need an engineered foundation, building plan or sewage disposal system? Applications are available at County Administration Offices, 311 N Henson Street.
- **Water & Sanitation District:** Is your property within the water and sanitation district or is it within 400 feet of district water or sewer lines? Have you paid your tap fees and installed a water meter? If you are in a subdivision, does it have its own water system or sewage disposal system? If you are outside the water and sanitation district, how will you obtain potable water and treat wastewater?
- **Onsite Wastewater Treatment System (OWTS):** Do you need to apply for an OWTS permit? Will the soil at the proposed building site support an OWTS? If you have a commercial operation, will you have to meet state OWTS requirements? Will you need to have an engineered system because of being located in a flood plain, wetland, high water table, highly compacted or rocky soil, etc.? Applications are available at County Administration Office, 311 N Henson Street.
- **Water System:** If you are not in the water and sanitation district or a subdivision with such systems, how will you obtain potable water? Obtain well permit information from the State of Colorado. Will a community water system under state regulations be required?
- **Drainage:** Does building site allow proper drainage away from structures? Are there any possible flash flood washes that may affect the building?
- **Geologic Hazards, Avalanche Zones, Steep Slopes, etc.:** Are there natural hazards associated with your building site? Specially engineered buildings may be required.
- **Soil Conditions:** Will conditions at the proposed site support a structure? Is the site on bedrock, wetlands, mine tailings or waste rock? Will I have to blast or bring in structural fill?
- **Subdivision Regulations (if applicable):** Does the HOA require architectural review? Are there covenants that must be considered?

- **Road Cut Permit:** Does your driveway access a County Road? Does utility installation require excavation along or across a County Road? Obtain a Road Cut Permit. Applications are available at County Administration Office, 311 N Henson Street.
- **Building Permit Application:** Applications are available online or from the County Administration Office at 311 N Henson Street. Please see Hinsdale County document 'Building Permit Guidelines'. Plan review may take up to 30 days. Please plan accordingly.
- **Use Tax:** Use Tax Declaration is available online or from the County Administration Office at 311 N Henson Street. Please see Hinsdale County document 'Building Permit Guidelines'
- **Additional Considerations:** Please see 'Building Permit Guidelines'.
  - 2012 IRC/IBC
  - 2009 IFC
  - Foundation frost protection
  - Snowload
  - Insulation requirements
  - State demolition permit
  - See Building Official for additional design criteria.
- **State Plumbing Permits:** All plumbing installations must meet state code requirements and be inspected and approved by a State of Colorado plumbing inspector. All permitting is coordinated through the Colorado State Department of Regulatory Agencies (DORA).
- **State Electrical Permits:** All electrical installations must meet state code requirements and be inspected and approved by a State of Colorado electrical inspector. All permitting is coordinated through the Colorado State Department of Regulatory Agencies (DORA).
- **Minimum Required Inspections:** Please see 'Building Permit Guidelines'.
  - Preliminary/Site
  - Foundation
  - Framing
  - Roof
  - Mechanical
  - Plumbing & Electrical (by State of Colorado)
  - Insulation
  - Drywall/Fire Separation
  - Drainage
  - Final Inspection
- **Certificate of Occupancy (CO):** You cannot utilize your structure or move into your residence until all necessary inspections have been completed and you have been issued a CO.

Hinsdale County Building Department  
 311 North Henson Street  
 POB 277, Lake City, CO 81235  
 970-944-2225 or 877-944-7575, FAX 970-944-2630  
 building@hinsdalecountycolorado.us