



Proudly Serving Rural Routt County \* City of Steamboat Springs \* Town of Hayden \* Town of Oak Creek \* Town of Yampa \* Routt County School Districts

## **IBC/IRC Notice of No Inspections and Permit Expiration**

Date: February 26, 2024

Permit # B-20-865

Subject Property Address: 27315 Home Ranch Rd.

To: Brightside Solar

Property Owner : Home Ranch LLC

While performing our file maintenance, we noticed that it has been more than 180 days since any inspection activity has occurred on the above referenced project, or you are receiving this Notice because you failed to complete all work and all required inspections and earn a Certificate to properly close out this Permit. It appears to our department that work on this project may have been suspended or abandoned due to the elapsed time, but we have not been contacted by you as the owner nor by your Contractor or Authorized professional. All work under all Issued Permits must be completed in accordance with the approved plans and adopted codes before a permit expires, unless any possible exceptions have been requested and approved. At this time you are receiving this NOV due to not completing all required work and earning the Certificate from our Department.

**Section 105.5 Expiration**, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All building permits shall automatically expire three years from the date of issuance and no further work on the project for which the permit was issued shall be done unless a renewal permit is requested in writing and approved prior to the expiration date of the original permit.

Renewal permit request shall be requested in writing and justifiable cause demonstrated. Upon review of the request and after an on-site inspection is completed the Routt County Regional Building Department may authorize or deny the renewal permit request.

Renewal permits shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Renewal permits shall automatically expire one year from the date of issuance and no further work on the project for which the permit was issued shall be done. Time extensions for a renewal permit shall be requested in writing and justifiable cause demonstrated, Routt County Regional Building Department may authorize or deny the time extension request.

If approved a renewal permit for the originally permitted work shall be issued upon payment based upon the valuation of the remaining work, current codes and current fee schedules. A renewal permit may be obtained

**Routt County Regional Building Department**

136 6th Street, Ste 201, Steamboat Springs, CO 80487 PH: 970-870-5566 Fax 970-870-5489 Email: [Building@co.routt.co.us](mailto:Building@co.routt.co.us)

only if no changes have been made to the construction documents submitted with the original permit application.

#### **110.1 General.**

Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

#### **110.3.12 Final inspection.**

The final inspection shall be made after all work required by the building *permit* is completed.

#### **110.5 Inspection requests.**

It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify the *building official* when work is ready for inspection. It shall be the duty of the *permit* holder to provide access to and means for inspections of such work that are required by this code.

#### **Approval required.**

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or the *permit* holder's agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

#### **111.2 Certificate issued.**

After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department, the *building official* shall issue a certificate of occupancy that contains the following:

1. The *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the *building official*.
7. The edition of the code under which the *permit* was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design *occupant load*.
11. Any special stipulations and conditions of the building *permit*.

If you wish to keep the permit active, please contact this office in writing within 15 days to request an extension and provide us details on why no inspections have been called for. **If we do not hear from you within 15 days, your permit will remain expired and we will Issue a Notice of Violation due to not completing all required work in accordance with the approved permit.**

**ROUTT County Regional Building Department**

136 6th Street, Ste 201, Steamboat Springs, CO 80487 PH: 970-870-5566 Fax 970-870-5489 Email: [Building@co.routt.co.us](mailto:Building@co.routt.co.us)

Please contact us if you have any questions about your permit application.

Sincerely,

Todd Carr, Building Official

Routt County Regional Building Department

**Routt County Regional Building Department**

136 6th Street, Ste 201, Steamboat Springs, CO 80487 PH: 970-870-5566 Fax 970-870-5489 Email: [Building@co.routt.co.us](mailto:Building@co.routt.co.us)