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Foundation-Only Building Permit Submittal Requirements

Routt County Regional Building Department can approve and issue Foundation-Only Building Permits, the following submittal requirements at minimum need to be submitted with your permit application. Please also refer to our Application and Plan Review Permitting Process informational handout, which will provide additional detailed information on the below requirements and contact information per the AHJ's.

Special Note Under-Slab Work: Permits for Plumbing, Mechanical, Gas, Fire Sprinklers, and Electrical work will not be allowed to be issued during a Foundation-Only Building Permit and no under-slab work shall be performed until a full Building Permit is approved and issued. The following exceptions below are allowed for Electrical and Plumbing.

Exceptions:

1. Electrical Permit for temporary construction service only may be obtained.
2. Plumbing Permit for installation of the sanitary main and/or water main(s) may be obtained, this permit will only allow the lines to enter the building under or through the footing/foundation, and no further work beyond this will be allowed or inspected.

Foundation-Only Building Permit Required Submittal and Approvals

- Completed and Approved Site Plan meeting submittal requirements from the AHJ
- Completed and Approved Utility Plan meeting submittal requirements from the AHJ
- Completed and Approved Grade and Fill Permit Application meeting submittal requirements from AHJ.
- Completed and Approved Septic System and Well Permit where applicable from AHJ.
- Full Approval from Planning and Zoning Departments or AHJ meeting all submittal requirements.
- Completed Soils Report: Soil bearing capacity, including minimum dead load requirements.
- Lateral earth pressure for basement and retaining walls. (According to the submitted soils report.)
- Roof Design Snow Load. (Snow loads vary in the Routt County Region, please contact the building department office to verify the snow load for the area where you intend to build.)
- Floor design live loads. (40 p.s.f.)
- Wind design speed (115 m.p.h. according to the IRC & IBC) and exposure (either B or C) or Risk Category exception.
- Foundation material description and specifications.
- The location and size of piles and drilled caissons.
- The location and size of footings.
- The depth of footings, piles and drilled caissons.
- The location and size of all foundation walls and piers.
- The location, size, grade, and spacing of all reinforcing steel.
- Material and fasteners specifications for wood foundation systems.
- Anchor bolt size and spacing.

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- Framing anchors and connectors to be embedded in concrete or masonry.
- Concrete and masonry beam pocket locations and sizes.
- Concrete slab thickness and reinforcement.
- The location of exterior and interior columns, beams and girders, headers and lintels.
- Construction details and material specifications for columns, beams, girders, headers and lintels.
- The location of all exterior and interior bearing and shear walls.
- Bearing and shear wall construction details and material specifications.
- Floor construction details and material specifications.
- Roof construction details and material specifications.
- Exterior deck and porch construction details and material specifications.
- Structural load calculations for the entire building including wind, snow, live and dead loads.
- Height and area calculations
- Architectural elevations and sections

Foundation-Only Building Permit Fees: Routt County Regional Building Department does not provide any fee reduction for Foundation-Only Building Permits; all applicants must provide the total project valuation that would be entered for a normal Building Permit application. Plan Review Fees must be paid prior to the Plan Review process beginning, then all Building Permit Fees must be paid for prior to the issuance of the Foundation-Only Building Permit.

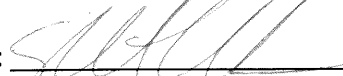
IBC Section 107.3.3 Phased Approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Foundation Plan Submittal Requirements:

The plans submitted by the applicant or professional consultant must be labeled as Foundation-Only Plans and have the Professionals Stamp/Seal on the plan set in order to be approved by the Routt County Regional Building Department.

Applicants Responsibilities and Risks:

The Foundation-Only Building Permit when issued by the Routt County Regional Building Department allows the applicant to proceed with the construction of the footings and foundation work as shown on the approved set of plans. The permit applicant understands no work beyond the foundation shall take place prior to receiving approval and issuance of a full Building Permit. The permit applicant is proceeding at their own risk with no assurance that a full Building Permit will be granted. Any changes, alterations, or addendums that are submitted or required to the building plans after the issuance of the Foundation-Only Building Permit could potentially affect the pre-approved work area. Any necessary changes or alterations to the existing foundation work will be the applicant's responsibility to complete in accordance with the new approved submitted plans.

Permit Applicant Signature:  Date: 9/21/2019

Building Official Signature: _____ Date: _____