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IRC Notice of Violation

Date: 07/26/2021

Subject Property Address: 25325 Paradise Valley Lane, Oak Creek Colorado

PIN: 952253002

To: Gerald and Colette Burris
25325 Paradise Valley Lane
Oak Creek, Colorado 80467

Dear Owners,

The work being performed on your property requires a Permit to be applied for and obtained through the Routt Regional Building Department. Main Home: The main home was permitted and approved under B-95-195, however the past owner built an Addition and Enclosed Porch onto the main dwelling and did not obtain a Building Permit for this work. You also will need Electrical, Plumbing, and Mechanical Permits if work within these trades was part of the scope of work related to the addition or enclosed porch.

Barn/Bunkhouse/Dwelling: This Building has no Building Permits on file at all, you will need to provide a full brand new submittal and apply for a Building Permit. A design professional will need to create a full submittal and design on this Barn/Dwelling Mixed Use Building. The Design Professional will need to create if one does not exist today, a 1-hour fire assembly separation between the Barn and Dwelling space, if you intend to use this as a Barn. If you were to use this as a residential garage only, then they could follow the code sections applicable to a dwelling/garage separation detail, however you would never be able to use it as a Barn if you go this route. Also Plumbing, Mechanical, and Electrical Permits will be required for this building as well. Note, an Electrical Permit E-98-202 was applied for in the past, however this was for Electrical Service to be approved to the Barn only, this did not include any dwelling areas in the barn that exist today, so the dwelling portion needs to have an Electrical Permit applied for as well. Garage: The garage was originally permitted under C-96-100, however they failed to call in for any inspections on this garage permit. You will need to apply for a Renewal Permit for C-96-100 at our counter here in the Building Department, once the permit is Re-Issued you can schedule final inspections with our staff, then we will perform final inspections to hopefully close out this permit and approved it. If there is any Electrical, Plumbing, or Mechanical in the garage, then we need permits on this work as well.

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

We respectfully request you contact us by phone or by stopping in our office so we can assist you in applying for the required permit to bring your project into compliance. At this time, no further work shall be done until you obtain the required permit for this project.

IRC R105.1 Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit (s).

IRC R113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

IRC R113.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

IRC R113.3 Prosecution of violation. If the notice of violation is not complied with in the time prescribed by such notice, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

R113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Permit Application Due Date: 10-01-2021

Permit Application Type Required: Building/Electrical/Plumbing/Mechanical

The Routt County Regional Building Department is obligated to take further legal action against the owner(s) of this property to gain compliance if we do not receive a permit application by the above deadline. I appreciate your time and consideration in reading this letter, please feel free to contact me directly or our office with any questions about this notice at (970) 870-5566

Sincerely,

Todd Carr, Building Official
Routt County Regional Building Department

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