

Building Division



200 W. Oak Street
Suite 3100
P.O. Box 1190
Fort Collins, CO
(970) 498-7700

Detached Structures

What is a "Detached Structure"?

Residential or agricultural sheds, playground equipment, pump enclosures and gazebos (may be portable or permanent). These structures must be built to current building code standards.

A Building Permit is Required When Any of the Following Apply ...

- The structure is used for any commercial purpose or residential dwelling/cabin.
- The structure exceeds 200 sq. ft. in floor area or is greater than one story in height. *
- There is an attached porch, which causes the footprint to exceed 200 square feet.
- Utilities are added (electric, water, gas, heat).
- An overhang or soffit exceeds 24 inches.
- The eave height exceeds 10 feet.
- The average roof height exceeds 12 feet.

Foundations are required for structures that are two stories or more.

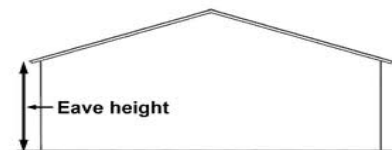
*When a detached structure has an upper level with at least 70 square feet of floor area and a ceiling height of 7 feet, it will be considered a second story. If the upper level has sloped ceilings, at least 50% of the 70 square foot area must have a ceiling height of 7 feet, and no portion of the remaining 70 square feet can have a ceiling height less than 5 feet. This will be considered a second story. If the upper level does not meet the definition of a second story, it will be considered an attic.

See page 2 for utility building permit submittal checklist

Contact the Larimer County Building Division for any other structures not mentioned or related questions:
970-498-7700

No Building Permit is Required When All of the Following Apply...

- The structure is a one-story, detached accessory structure used as a tool or storage shed, playhouse or similar use.
- The floor area does not exceed 200 sq. ft.
- There are no utilities added.
- No overhang (roof or floor) exceeds 24 inches.
- The maximum eave height is 10 feet.



- The maximum average roof height is 12'.

Fire Protection

A detached structure within 6' of a residential building, or within 3' of a property line, including overhangs, requires fire-rated construction.

Setbacks

All detached structures, even those exempt from building permit requirements, must meet the requirements of the Larimer County Land Use Code as they relate to setbacks, flood plains, lot coverage and use.

Examples: Structures should not be placed on or too close to any property line, road, stream or river setback, in the floodplain, in an easement or any other location that might be hazardous or create a life/safety concern.

Please contact the Larimer County Planning Division at (970) 498-7683 to determine allowed uses, setback distances, or any other concerns with different zoning districts.

The following items are required, along with a completed permit application and fees, to initiate a permit for a utility structure. The applicant must be the homeowner or a County-licensed contractor. Plans will not be accepted that have been marked with a red marker or red pen (Plans Examiners use red ink to mark corrections on the plans). When in doubt, please call the Building Staff on Call at (970) 498-7660.

For properties located in or around a floodplain, see separate checklist for additional submittal items required by the Larimer County Engineering Department pursuant to the County's Land Use Code.

THREE COPIES of a **site plan drawn to scale** (Scale 1" = 10' or Scale 1" = 100). Show entire property, location of all existing and proposed structures, natural water features, distance to property lines, easements, setbacks, direction north, roadways, streets and access, owner's name, parcel number, address.

TWO COPIES of the following **stapled together** and **drawn to scale** (1/8", 3/16" or 1/4" per foot) on maximum 24" x 36" paper:

Foundation Plan Engineered plans are usually required along the Front Range, and on steeply sloped lots in the foothills and mountains. Engineered plans must be wet-stamped and signed by a Colorado Registered Structural Engineer. All plans must show footing size and location, pad sizes and location, foundation wall details and beam sizes.

Floor Framing Plan Show size, spacing, species and grade of lumber to be used for floor joists. All beam and header sizes are to be noted on the plans. (For a simple one-floor house, these may be noted on the floor plan).

Roof Framing Plan Show size, spacing, species and grade of lumber to be used for the rafters. If using engineered trusses, truss layout plans from the truss manufacturer are required. These plans must show beam and header sizes. A full set of stamped, engineered truss plans must be on site for the framing inspection.

Floor Plans of all levels. Label use of each room and show window sizes, door swings and sizes, plumbing fixture placement, stairways, etc.

Wall Bracing Plan Identify the bracing method used, location/spacing of braced wall lines, location and length of braced wall panels on each braced wall line, wall and floor diaphragm connections details, continuous load path from top of wall to foundation, and return panels or hold-downs at ends of braced wall lines.

PLANS LACKING PROPER WALL BRACING INFORMATION WILL NOT BE ACCEPTED.

Elevations of all sides. Show roof pitch, roofing material, window and door placements, siding, any steps to grade.

Frame Section Identify cross-section submitted with plan. (Foundation section is not adequate.) Must show section from bottom of footing to top of roofline. Identify framing and insulation details.

Detail Sections of critical construction or special structural items like decks, porches, retaining walls over four feet, etc.