



# RESIDENTIAL GARAGE

**All documents must be submitted in .pdf format online through the [E-Permit Center](#)**

The following checklist has been compiled to assist in expediting the residential plan review and permit issuance process. Please review this checklist to verify all the required documentation included in your submittal. Failure to provide the required documentation in accordance with the *naming conventions* (*italicized* below) may result in delaying the review process prior to issuing a permit. All documents listed below are required. Incomplete submittals will not be accepted.

## **Important Start Here!**

COLORADO WILDLAND URBAN INTERFACE (Adams County Ordinance 14)

All new construction within unincorporated Adams County must comply with the newly adopted Wildland Urban Interface (WUI).

The following steps must be followed for all new construction:

Visit Colorado Wildfire Resiliency Code Map to determine the class of hazard assigned to your property (Class 1 or class 2). **Note: If your parcel does not fall within a WUI zone, the WRC code does not apply. Please identify this information on plans.**

Note: Please see adopted WUI Code for full list of requirements, see links below.

[2025 Colorado Wildfire Resiliency Code Map](#)

[Adams County Wildfire Intensity Classification Map](#)

\*If in the WUI, the following information must be provided: Structure Hardening Class 1 or Class 2, Defensible Space/Landscape Plan

☐ **Narrative/Scope of Work**

☐ **Address and Parcel number**

If one does not exist, contact Development Services **720.523.6800**

☐ **Site Plan** – *Site Plan.pdf*

Must include dimensions of the structure and relationship to existing buildings, the distance to property lines, all setbacks including well, septic tank and leach field (if applicable)

- ☐ **Soils Test and report by an Geotechnical Engineer (STAMPED) – Soils Test.pdf**  
Only if there is no principal building on the property and or/vacant lot (contact Development Services for Zoning). Must be current to within 2 years of date of application
- ☐ **Foundation and Structural Plan – Structural Plans.pdf**  
If the proposed design exceeds 600 sq ft (light-frame construction) **OR** 400 sq.ft (anything other than light-frame), **OR** has more than a 10 ft wall height measured at the eave, **OR** is attached to a dwelling, **OR** exceeds the span requirements listed in the 2024 IRC, engineered stamped plans will be required.
- ☐ **Complete plan view and elevations including roof drainage – Floor Plan.pdf**
  - ☐ A CCICC building guide may be used provided that the proposed design does not require to be engineered
  - ☐ If servicing with electrical, include location of main/sub panel, switches, receptacles and appliances.
  - ☐ If servicing with plumbing, check with your **local water and sanitation department** for additional requirements
  - ☐ If servicing with mechanical, include plans and details.
    - As an alternative to stamped engineered plans; include mechanical load calculations, mechanical layout, and diagrams of duct fittings (Manual JD&S or equivalent)
  - ☐ If heating and cooling the structure, thermal barrier must be indicated on plans and structure must comply with the 2024 Colorado Model Low Energy and Carbon Code.
    - A REScheck can be used to show compliance with the Thermal Envelope requirements of the 2024 Colorado Model Low Energy and Carbon Code and is available at [www.energycodes.gov](http://www.energycodes.gov).
- ☐ **Complete Mechanical plans and details (STAMPED) (If applicable)– Mechanical Plans.pdf**  
As an alternative to stamped engineered plans; include mechanical load calculations, mechanical layout, and diagrams of duct fittings (Manual JD&S or equivalent)
- ☐ **Complete Electrical plans and details (If applicable) – Electrical Plans.pdf**  
Include location of main panel and/or subpanel
- ☐ **Adams County Health Department (septic permits)**  
If the property is on a septic system and a new bathroom is being proposed.
- ☐ **Fire Department Approval May be Required. – Fire Approval.PDF**  
Check with your [local fire department](#). Must be submitted to County prior to permit issuance.
- ☐ **Access and Culvert Permit** (separate permit, if a separate access/driveway is being proposed) -  
Contact One-Stop Customer Center **720.523.6800**
- ☐ **Erosion and Sediment Control Plan**  
(See "[Small Construction Site Sediment and Erosion Control Guidelines](#)" to prepare the plan, or contact Adams County Engineering **720.523.6800**)

\*This checklist is intended to serve as a general guide for the project described. Depending on the specific scope of work, project requirements, site conditions, or client specifications, additional items may be required, or some listed items may not apply

## FEES REQUIRED AT TIME OF SUBMITTAL

- ☐ **Plan Review fee based on 65% of listed valuation at time of submittal by applicant.** ([fee schedule](#))

Note: During review of the plans, the valuation will be verified according to the Building Safety Journal Data (Feb. 2024) price per square foot and may be adjusted resulting in adjustment of the plan review fee and additional charge for the difference or a credit towards total permit fees.

- ☐ Development Review fees upon each submittal: Commercial **\$130.00**; Residential **\$40.00**

- ☐ **Traffic Impact Fees** ([fee schedule](#))

Traffic Impact Fees based on use and square footage of building. The TIF will be calculated during the review of the plans. For questions regarding calculating this fee or an estimate prior to submitting, please contact **720.523.6800**. The TIF will be required to be paid prior to issuance of the building permit.

## CONTRACTOR'S LICENSING

A General Contractor and Subcontractor(s) must be identified prior to issuance of permits. If the contractors are not registered, they must do so on the [E-Permit Center](#). Please see below for our requirements. Once the contractor is approved, Adams County requires the General Contractor to notify One-Stop at [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). Any transfers will require written documentation between the new and old General Contractor and approval from the Adams County Building Safety Division

- **Class A:** Erect, add to, alter, or repair any building or structure, in all occupancy groups.
- **Class B:** Erect, add to, alter, or repair any building or structure not over two (2) stories in height, in group B, F, M, S, R, and U occupancies.
- **Class C:** Erect, add to, alter, or repair any building or structure of a non-structural nature, in group M and R occupancies
- **Class D:** Any specialty contractor including, but not limited to, plumbing, electrical, siding, fences, glass and glazing, insulation, and heating.

Adams County Building Safety requires the following documents to be successfully registered:

- Driver's License of Authorized Person(s)
- General Liability Insurance - [Requirements](#)
- Contractor license from any Colorado municipality OR ICC Certification
- Colorado State Contractor/Colorado Master License (Electrical and Plumbing Contractors ONLY)

## APPLICATION REVIEW TIMELINE

- Initial review timeframe from application acceptance<sup>1</sup> = **15 business days**
- Second review and onwards = **10 business days ADDITIONAL REVIEW TIMELINE** (revisions after permit issuance)<sup>2</sup>
- Initial review timeframe from application acceptance = **15 business days**
- Second review and onwards = **10 business days**
- Plans will be charged a **\$100.00/hour** additional plan review fee

<sup>1</sup> Application acceptance means it has been processed through One-Stop and is not from receipt of plan check fee(s).

<sup>2</sup> **An Additional Plan Review must be requested through One-Stop to start a new workflow. 720.523.6800; [epermitcenter@adamscountyco.gov](mailto:epermitcenter@adamscountyco.gov)**

## INSPECTIONS

Once a permit has been issued, it is the responsibility of the applicant to schedule inspections. Please view our [Building Inspection Procedures](#) Inspections must be scheduled **48 hours in advance** online through the E-Permit Center or through the IVR phone system **720.523.6320**

