



Rio Grande County Building Department

Rio Grande County Building Department
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Residential Construction Checklist

ALL ITEMS ON CHECKLIST MUST BE PROVIDED TO REVIEW PLANS

1. Application Form

Completed application form with as much detail as possible

2. Proof of Ownership (if not current owner of record on accessor Map)

Deed or notarized development authorization from owner of record

3. Two Sets of complete Construction Drawings

(Stamped plans from a Colorado licensed design professional are required for timber frame, structural steel, alternative construction, and sidewall over 11'7" in height)

Must be legible and to scale and 11"x17" Minimum size

- **Foundation Plan:** Footing Layout, wall layout/detail, pad/pier layout details. Show the size and reinforcing and foundation hold down
- **Floor Plan:** Dimensioned plan for each floor that includes room size and uses. Provide the square footage of the structure from outside face of exterior walls or foundation, include square footage of decks, patio covers and attached garages separately from living area.
- **Floor Framing plan:** Include column size and locations, joist size and spacing, manufacturer and series, all beam/header size, framing around the floor openings and stairways, and hanger specs. Include similar detail for deck framing
- **Wall Framing Plan:** Stud size and spacing, all header sizes lengths and support framing, wall bracing elements, and exterior shear. See IRC R602
- **Roof Framing Plan:** Rafter size and spacing, ceiling joist size and spacing, ridge beam size, supporting beams and hanger details. Trusses must be engineered, and layout and plans provided with application. Stamped truss plans must be onsite at framing inspection
- **Elevations:** Drawn to scale views of each side, show final grade
- **Details and Tables:** Provide drawings or tables to illustrate the following:
 - Section view drawing of footing and foundation wall with reinforcing size

and placement, insulation location and R-Values, and depth from final grade to bottom of footing

- Ancher bolt size and spacing
- Wall stud sizing and spacing
- Crawlspace wall and attic insulation
- Wall section drawing showing exterior finish & sheathing, insulation materials and R-Values, interior finishes
- Thermal envelope – show both elevation/side view and overhead/floorplan view
- Barriers – indicate location and materials for water resistive barrier, air barriers, and vapor retarders
- Flashing details per IRC R703.4, including Window Flashing details
- **Window & Door Schedule:** Manufacture details including U- factor
- **Energy Code Compliance:** *See IECC Residential Plan Submittal Checklist*
- Include Res-Check or documentation if appropriate

4. Site Plan (Must be Legible)

- Site orientation (North arrow)
- Show and label roads and streets and location of the driveway
- Parcel Number or Address
- Location, shape, and size of proposed construction
- Show the dimensions from proposed construction to property boundaries
- Location and size of existing structures and the distance between them
- Show the location of the well and septic system

5. Engineered Truss Drawings

Truss Layout and complete set of drawings provided with plans
See Rio Grande County Design Criteria for snow and wind loads

6. Proof of Adequate Water and Sewer (Check All That Apply)

- Copy of Well Permit from Division Of Water Resources
- Copy of Septic System design
- Copy of sewer & water tap paid receipt from provider

7. Copy of Home Owner Association Approval

HOA Letter of Approval

8. Driveway Access Permit approved by Rio Grande County Road & Bridge Department (If access will be from a county maintained road)