

TOWN OF GYPSUM, COLORADO

**ORDINANCE NO. 02
SERIES 2021**

**AN ORDINANCE REPEALING AND READOPTING TABLE 1 OF CHAPTER
15.04 OF THE GYPSUM MUNICIPAL CODE REGARDING PERMIT
REQUIREMENTS**

WHEREAS, the Town of Gypsum (“Town”) is a home rule municipality duly organized and existing under Articles XX of the Colorado Constitution and the Town’s Home Rule Charter effective October 21, 1982; and

WHEREAS, Table 1 of Chapter 15.04 of the Gypsum Municipal Code (G.M.C.) sets forth the permit requirements for various classes of projects; and

WHEREAS, the Town Council desires for Table 1 of Chapter 15.04 of the Gypsum Municipal Code and the permit requirements to be as up to date and comprehensive as possible; and

WHEREAS, for the purpose of so updating Chapter 15.04 of the Gypsum Municipal Code, the Town Council desires to repeal and re-adopt Table 1 in its entirety;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Gypsum, Colorado that:

Section 1. **Repeal and Re-adoption of Table 1 of Chapter 15.04 of the Gypsum Municipal Code.** Table 1 of Chapter 15.04 of the Gypsum Municipal Code is hereby repealed in its entirety and reenacted and re-adopted, as more particularly set forth on “Exhibit A”, as attached hereto and incorporated herein by this reference, and by this reference ordained.

Section 2. **Public Inspection.** Copies of this ordinance and the Gypsum Municipal Code are available for public inspection at the office of the Gypsum Town Clerk.

Section 3. **Public Hearing.** A public hearing on this Ordinance shall be held on the 13th day of April, 2021, at 7:00 p.m. at the Town of Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 4. **Effective Date.** This Ordinance shall become effective as a permanent Ordinance five (5) days after publication, following final adoption after a public hearing held on the 13th day of April, 2021, at 7:00 p.m., at the Gypsum Town Hall, 50 Lundgren Blvd., Gypsum, Colorado.

Section 5. Severability. If any portion of this Ordinance, or the International Codes amended hereby, is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

INTRODUCED, READ AND ORDERED PUBLISHED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF GYPSUM ON THE 23RD DAY OF MARCH, 2021.

TOWN OF GYPSUM

By: 

Stephen M. Carver, Mayor

Attest:



Lily Ludewig, Interim Town Clerk




INTRODUCED ON SECOND READING, READ, CONSIDERED AT A PUBLIC HEARING AND FINALLY ADOPTED, PASSED AND APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED POSTED AND PUBLISHED, BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE AND PASSED AT ITS MEETING HELD ON THE 13TH DAY OF APRIL, 2021, BY A VOTE OF 7 IN FAVOR AND 0 AGAINST.

TOWN OF GYPSUM

By:


Stephen M. Carver, Mayor

Attest:


Lily Ludwig, Interim Town Clerk

(SEAL)



EXHIBIT A
TABLE 1 OF CHAPTER 15.04 OF THE GYPSUM MUNICIPAL CODE

Appendix A - Tables

Table 1

Table 1

3.47 Town of Gypsum permit requirements.

3.48 A project may require one or more of the following permits:

- (1) Building; (2) Plumbing; (3) Electrical; (4) Mechanical; (5) Grading; (6) Sign; (7) Manufactured Housing Hookup; (8) Fire Alarm System; (9) Fire Sprinkler System.

3.49 Routing abbreviations:

Building Department = BD

Planning Department = PD

District Fire Code Official = DFCO

Eagle County Environmental Health = EH

Electrical = E

Engineering = EG

Public Works = PW

(This Table is a Permit Requirements ONLY and does not take precedence over the International Codes as adopted by the Town of Gypsum.)

Classification of Projects	Specific Projects	No Permit Req.	Permit(s) Required	Review Req.	Site Plan Req.
New Structures and Factory Built Structures	Building of New Residential Structures		1, 2, 3, 4, 8	BD, PD, PW, EG	X
	Building of New Nonresidential Commercial Structure		1, 2, 3, 4, 8, 9	BD, PW, PD, EG	X
	Moving of Existing Structure to New Location		1, 2, 3	BD, PW, PD, EG	X
	Moving of Manufactured Housing into a Mobile Home Park		1, 2, 3, 7	BD, PD, EG	X
	Moving and Setting of Factory Built Structure on Bldg. Site		1, 2, 3, 4	BD, PW, PD, EG	X

Amended Attached Buildings	One story detached buildings used as tool and storage sheds, playhouses and similar uses provided the projected floor area does not exceed 120 s.f. and the height of said buildings does not exceed 10 ft. at peak of roof from finished grade.	X			
Condemned Buildings	Demolition of the Whole or Part of Building, Factory Built Structures, or Manufactured Housing		1	BD, PD	X
Additions and Alterations to Exterior Construction and On-Site Accessory Construction	Additions and alterations involving bedroom, bathroom, kitchen, living room, or other accessory rooms		1, 2, 3, 4, 8, 9	BD, PD	X
	Additions and alterations involving an attached or detached garage or shop		1, 2, 3, 4	BD, PD	X
	Nonstructural sidewalks/slabs	X			
	Decks and Patios not over 30 inches above grade, 18" if built into setbacks, with no permanent construction above the floor line other than guardrails.	X			
	Decks, Entry Porches, Etc. *, **		1, 3	BD, PD	X
Additions, Decks, Exterior Construction and On-Site Accessory Construction	Retaining Walls, over 4 feet in height (Engineering Required)		1	BD, EG	X
	Fences over 8 feet in height		1	BD, PD	X
	Fences under 8 feet in height	X			
	Erection of Exterior Signs (Except as Exempt in Zoning Resolution)		3, 6	BD, PD	X
	All Nonstructural Landscaping	X			
	Replacement of Roof		1	BD	
	Repair or Replacement of Exterior Siding		1	BD	
Exterior Repair and Replacement and/or Additions	Addition of Exterior Window		1	BD	
	Repair or Replacement of Existing Exterior Window (of the same size) Note: If window is to be egress or tempered a permit is required.	X	1	BD	
	Addition of Exterior Door		1	BD	
	Repair or Replacement of Existing Exterior Door	X			

Interior Repair and Replacement and/or Addition	Repair or Replacement of Floor Covering	X			
	Painting, Papering or Similar Finish Work-Exterior or Interior	X			
	Installation of Wood burning Stove or Fireplace		4	BD	
	Replacement of Furnace or Hot Water Heater (Except Electrical Appliance)		2, 4	BD	
	Kitchen Remodel, i.e. Cabinet Replacement or Counter Replacement (adding a dishwasher requires a Plumbing Permit)	X	1	BD (EH for commercial dishwashers)	
	Repair, alteration, replacement or addition of plumbing system		2	BD	
	Repair, alteration, replacement or addition of electrical system		3	BD	
	Repair, alteration, replacement or addition of mechanical system		4	BD	
	Demolition of Interior Wall		1	BD	
	Addition of Interior Wall		1	BD	
	Repair of up to 144 square feet of drywall except fire resistive assemblies or commercial construction	X			
	Addition or replacement of built-in cabinets or shelves	X			
Water and/or Sewer Systems	Installation of Private Sewer System			EH	X
	Expansion of Private Sewer System			EH	X
	Repair of Private Sewer System involving replacement of septic tank or repair/moving of leach field			EH	X
	Disconnection of septic System and connecting to Public Sewer System (Contact Town of Gypsum)			BD, EG, PW	X
	Installation of water and/or sewer distribution/collection lines and tap within Public Right-of-Way or Easements for Public Utilities			BD, EG, PW	X
	Installation of public water system (contact Town of Gypsum)			BD, EG and PW	X
Plumbing	All Plumbing installations as described in the International Plumbing Code, 2015 Edition		2	BD	

Mechanical	All Mechanical installations as described in the International Plumbing Code, 2015 Edition		4	BD	
Electrical	All Electrical installations as described in the International Electrical Code, 2015 Edition		3	BD	
Fire Alarm or Fire Sprinkler	Fire Alarm System installation, modification, or addition		8	BD, DFCO	
	Fire Sprinkler System installation, modification, or addition		9	BD and for acceptance testing only, DFCO	
Culverts	Installation of New, Repair or Replacement of Culvert (May require road cut permit thru Public Works Department)		5	EG, PW	
Dirt Moving Activities	Excavation and Grading; only activities such as stand-alone parking lots, arenas, sports fields, outside storage, and other activities that will not also require a building permit. No grading permit will be issued for lot preparation or foundation work for future building.		5	BD, EG, PD	X

- Note: Decks over 30 inches above grade are not allowed in utility easements.

** Note: Decks of any height may be allowed to be built into the setback but no closer than 10 feet of the property line. If over 18" above grade, a building permit would be required. (Ord. 2012-12)

3.50 BUILDING PERMIT FEES AND RELATED INSPECTION FEES.

Total Valuation	Fees
\$1.00 to \$1,200.00	\$47.00
\$1,201.00 to \$2,000.00	\$47.00 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.01 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00

\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

3.51 Plan check fee is 65% of the building permit fee.

Other inspections and fees:

1. Inspections outside of normal business hours (minimum charge 2 hours for weekends) at \$75.00 per hour.
2. Reinspection fees will be assessed \$47.00 per inspection. Repeat offenders (4 or more) will be assessed at a rate of \$100.00 per inspection.
3. Inspections for which no fee is specifically indicated \$47.00 per hour. (minimum charge of one hour)
 - a. For moving or demolishing any building or structure \$47.00 (per inspection).
4. Additional plan review required by changes, additions or revisions to approved plans. (minimum charge 3 hours) at \$47.00 per hour.
5. Additional inspections for which collected fees are not adequate. \$47.00 per hour.
6. For Factory Built, Manufactured Housing/Mobile Home Base Fee Cost not on a foundation. (This is for Mobile Home type sets.)
 - Single Wide Unit - 2 field inspections and 1-hour plan checking/office time \$210.00.00.
 - Double Wide Unit - 3 field inspection and 2 hour plan checking/office time \$300.00.
 - Note: The above included Plumbing and Mechanical inspections without separate permitting. Separate Electrical Permit is required.
 - Note: All additional inspections will be \$47.00 each.
 - HUD and UBC homes on foundation 5 field inspections and 3 hour plan review fee. \$550.00 (basement and garage will be figured per Table 3)
 - Additional inspections will be \$47.00 each.
 - Note: An additional \$70.00 fee will be added for the State required certification tag.
7. Requests for specialized reports will be charged \$47.00 hourly with a 1-hour minimum.

8. Per Town of Gypsum Ordinance Section 15.04.013(5), if the building card becomes lost or unreadable, there will be a \$20.00 fee to update or replace the card.

9. Grading permit fees and plan review fees:

Plan review (2-hour minimum)	\$47.00/hour
100 cubic yards or less	\$47.00
101 to 1,000 cubic yards	\$47.00 for the first 100 cubic yards plus \$10.50 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$141.00 for the first 1,000 cubic yards, plus \$9.00 for each additional 1,000 cubic yards or fraction thereof.
10,001 cubic yards or more	\$611.00 for the first 10,000 cubic yards, plus \$22.50 for each additional 10,000 cubic yards or fraction thereof.

Amendment of Section 15.04.029 Table 3 Section 3.52(9). (Ord. 2013-07) Section 15.04.015 Table 3 Section 3.52(9) is hereby amended to read:

10. Building permit fees for the replacement of the roof for one and two family structures is \$47.00 and the permit fee for the replacement of siding for one and two family structures is \$94.00. Both permits are also subject to Use Tax Fees.
11. Building Permit Site Plan Review and inspection fee for a single family dwelling unit shall be \$150.00 to be paid with building permit application. (Ordinance 17, series 2010)
12. Building Permit Engineering Site Plan review and inspections for multi-family or commercial structures shall be \$350.00 to be paid with building permit application. (Ordinance 17, series 2010)
13. Refund of fees: Pertains to all types of permits. No refund for plan check or permit fees, if plan check or construction has been started and discontinued for any reason. Not more than 80% refund of the permit fee when no work has commenced under a permit issued in accordance with the code. 100% refund of tap and use tax fees, providing taps have not been made and no construction has been started. All other refunds of collected fees will be on a case by case basis and approved by the Building Official.