

GRAND

COUNTY

DEPARTMENT OF BUILDING AND SANITATION

613 First Street, P.O. Box 238, Hot Sulphur Springs, CO 80451

Phone (970) 725-3255

Fax (970) 725-3284

GRAND COUNTY POLICY REGARDING USE AND OCCUPANCY OF HOMEOWNER/BUILDER DETACHED SINGLE FAMILY DWELLINGS

This policy shall apply ONLY to use and occupancy of Homeowner/Builder detached single family dwellings. This policy does not imply that a final inspection has been performed, nor does it constitute a final inspection.

A Homeowner/Builder is a property owner who acts as the General Contractor on his/her own detached single family dwelling on said property.

A Homeowner/Builder and his/her husband/wife and the children of either or both only, may be allowed to use and occupy the detached single family dwelling before final inspection if the following items are completed and inspected by the Grand County Building Department, this "special" inspection is MANDATORY and must be scheduled PRIOR to use and occupancy.

HOMEOWNER/BUILDER USE AND OCCUPANCY CHECK LIST

1. Address posted, visible from street.
2. Exterior shall be weather protected in an approved manner.
3. Electrical final inspection shall be signed off.
4. Hot and cold running water.
5. Permanent sanitation connection, either ISDS or Municipal.
6. Permanent source of heating.
7. One (1) complete bathroom with closeable door.
8. Operating kitchen sink separate from item #7.
9. All sanitary waste stubs capped or trapped.
10. Operating smoke detectors per Section R317.
11. Hardware on required egress doors and windows.
12. Garage/Residence separation per Section R309.2.
13. All interior guards and handrails per Sections R310-R316.
14. Interior exposed foam plastics protected per Section R318.1.2.
15. Rigid gas piping shall run through appliance jackets.
16. Code compliant combustion air shall be supplied to gas burning appliances.
17. Clothes dryer shall be vented to the outside.
18. All T & P relief valves piped to within 6 inches of the floor.

19. The allowance of this temporary use and occupancy SHALL expire 240 DAYS from the date of the MANDATORY "special" inspection to ensure that the above items have been completed.
20. If the detached single family dwelling remains occupied after expiration of the 240 DAY temporary use, the Homeowner/Builder shall be found in violation of IRC Section R110.1 and CRS 30-28-209 and will be issued a Notice Of Violation and shall be required to correct the violation within ten(10) days of the issuance of Notice Of Violation.