



HUERFANO COUNTY BUILDING AUTHORITY BOARD AGENDA

April 18, 2024 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

Join via Google Meet: <https://meet.google.com/> | Meeting ID: jtn-scsu-ecp

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES REVIEW
 - a. [March 21, 2024 Meeting Minutes](#)
4. APPOINTMENTS
5. NEW BUSINESS
 - a. [Riedel- Earthship home](#)
6. OLD BUSINESS
 - a. J & O Roofing
 - b. [Patel-](#)
 - c. Timberline-
 - d. [Valley Wide Construction](#)
 - e. [Driscoll-](#)
7. DISCUSSION
 - a. Maria Lake Subdivision
8. ADJOURNMENT
9. UPCOMING MEETINGS



HUERFANO COUNTY BUILDING AUTHORITY BOARD MINUTES

March 21, 2024 at 3:00 PM

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Join via Google Meet: <https://meet.google.com/> | **Meeting ID:** jtn-scsu-ecp

1. PLEDGE OF ALLEGIANCE

Meeting started at 3:07pm.

2. ROLL CALL

3. MINUTES REVIEW

- a. February 15, 2024 Minutes

Motion made by Jacque Sikes and second by Ryan Gies to approve the minutes as amended.

4. APPOINTMENTS

5. NEW BUSINESS

- a. Driscoll- no certificate of occupancy

Motion made by Jacque Sikes and second by Ryan Gies to accommodate the Driscoll's and get them the Certificate of Occupancy for their residence with no penalty fee assessed Motion passed with majority of three votes and one abstain.

Motion made by Ryan Gies and second by Bruce Allen to have the Driscoll's pull a building permit on the barn and pay the penalty for not getting the building permit prior to the building being built. Motion passed with three majority votes and one abstain.

Motion made by Jacque Sikes and second by Ryan Gies to investigate the company that put up the maintenance building at Maria Lake to see if the company was licensed and if there were any building permits pulled. Motion passed unanimously.

6. OLD BUSINESS

- a. Mountain View Solar- 2nd code letter, has been turned over to the attorney.
- b. Sun Solar- Code Letter, has been turned over to the attorney.
- c. J & O Roofing- sent an email with a reminder to renew contractor license and the Worley Building Permit fees due.
- d. Patel- demolition was paused for another asbestos test, planned to resume the end of March

- e. Timberline- Grandote- install doors, him and owner were working on a compromise on the doors; Middle Creek- waiting on the weather to complete the stucco; the electrician is finishing the rough-in, then he will work on insulation and sheetrock

EnterTextHere

- f. RC Concrete- Kevin Chavez

Not allowed to work in Huerfano County or City of Walsenburg until he gets all of his paperwork in for his contractor's license and then go before the HCBA for review.

7. DISCUSSION

- a. Abandoned Motel- Gardner- engineer and owner contacted Ryan, owner plans to meet with engineer to see what can be done to revive or stabilize the motel; have requested proper boarding and fencing for public safety

8. ADJOURNMENT

9. UPCOMING MEETINGS

412 Benedicta Avenue
Trinidad, CO 81082
719-846-2213

119 E. 5th Street
Walsenburg, CO 81089
719-738-2650

Las Animas Huerfano Counties

PERMIT # _____

Property Information:

Property Address Lot 9 Phase 2 majors Road Ranch City Walsenburg Zip 81089
Legal Description/Parcel /Lot # lot 9 Phase 2 Majors Ranch Lot Size: 121 acres
GPS Coordinates - Lat: _____ Long: _____

If property is gated, please provide gate code: _____

Proposed Use: Residential Commercial (Type) _____ Other _____

Water Supply: Municipal Well _____ Cistern Number of Bedrooms 3

Property Owner Gregory A Riedel Phone 720-365-7130

Mailing Address P.O. Box 821 Walsenburg Co 81089

Email Address gariedel68@gmail

Agent _____ Phone _____

Licensed Installer _____ Phone _____

Email _____

Owner or Authorized Agent Signature Gregory A Riedel

CURRENT FEES AS APPROVED BY THE LAS ANIMAS-HUERFANO COUNTIES BOARD OF HEALTH

All Payments are due at the time of application submittal by cash, check, or credit card

Permit Fees are Non-Refundable

Permits Shall Expire One Year From Date of Issuance

New Permit—\$625.00	Date Paid <u>4/16/24</u>	Receipt# <u>018139</u>
Repair Permit—\$250.00	Date Paid _____	Receipt# _____
Permit Renewal -\$250.00	Date Paid _____	Receipt# _____
Soils Evaluation-\$150.00	Date Paid _____	Receipt# _____

Website: <https://la-h-health.colorado.gov/services/environmental-health>

353
2015

Packet 7
Folder 3
2 of 5

Item 5a.

Sta.	Distance	Bearing	Distance	Sta.	Distance	Bearing	Distance
1.1	159.99	08°11'	223.84	1.9	117.90	32°15'	130.00
1.2	319.98	08°11'	177.54	2.0	117.90	32°15'	130.00
1.3	479.97	08°11'	183.52	2.1	117.90	32°15'	130.00
1.4	639.96	08°11'	278.48	2.2	117.90	32°15'	130.00
1.5	799.95	08°11'	340.77	2.3	117.90	32°15'	130.00
1.6	959.94	08°11'	247.59	2.4	117.90	32°15'	130.00
1.7	1119.93	08°11'	61.39	2.5	117.90	32°15'	130.00
1.8	1279.92	08°11'	156.72	2.6	117.90	32°15'	130.00
1.9	1439.91	08°11'	277.76	2.7	117.90	32°15'	130.00
2.0	1599.90	08°11'	480.33	2.8	117.90	32°15'	130.00
2.1	1759.89	08°11'	742.83	2.9	117.90	32°15'	130.00
2.2	1919.88	08°11'	106.33	3.0	117.90	32°15'	130.00
2.3	2079.87	08°11'	385.83	3.1	117.90	32°15'	130.00
2.4	2239.86	08°11'	700.83	3.2	117.90	32°15'	130.00
2.5	2399.85	08°11'	1020.83	3.3	117.90	32°15'	130.00
2.6	2559.84	08°11'	1340.83	3.4	117.90	32°15'	130.00
2.7	2719.83	08°11'	1660.83	3.5	117.90	32°15'	130.00
2.8	2879.82	08°11'	1980.83	3.6	117.90	32°15'	130.00
2.9	3039.81	08°11'	2300.83	3.7	117.90	32°15'	130.00
3.0	3199.80	08°11'	2620.83	3.8	117.90	32°15'	130.00
3.1	3359.79	08°11'	2940.83	3.9	117.90	32°15'	130.00
3.2	3519.78	08°11'	3260.83	4.0	117.90	32°15'	130.00
3.3	3679.77	08°11'	3580.83	4.1	117.90	32°15'	130.00
3.4	3839.76	08°11'	3900.83	4.2	117.90	32°15'	130.00
3.5	3999.75	08°11'	4220.83	4.3	117.90	32°15'	130.00
3.6	4159.74	08°11'	4540.83	4.4	117.90	32°15'	130.00
3.7	4319.73	08°11'	4860.83	4.5	117.90	32°15'	130.00
3.8	4479.72	08°11'	5180.83	4.6	117.90	32°15'	130.00
3.9	4639.71	08°11'	5500.83	4.7	117.90	32°15'	130.00
4.0	4799.70	08°11'	5820.83	4.8	117.90	32°15'	130.00
4.1	4959.69	08°11'	6140.83	4.9	117.90	32°15'	130.00
4.2	5119.68	08°11'	6460.83	5.0	117.90	32°15'	130.00
4.3	5279.67	08°11'	6780.83	5.1	117.90	32°15'	130.00
4.4	5439.66	08°11'	7100.83	5.2	117.90	32°15'	130.00
4.5	5599.65	08°11'	7420.83	5.3	117.90	32°15'	130.00
4.6	5759.64	08°11'	7740.83	5.4	117.90	32°15'	130.00
4.7	5919.63	08°11'	8060.83	5.5	117.90	32°15'	130.00
4.8	6079.62	08°11'	8380.83	5.6	117.90	32°15'	130.00
4.9	6239.61	08°11'	8700.83	5.7	117.90	32°15'	130.00
5.0	6399.60	08°11'	9020.83	5.8	117.90	32°15'	130.00
5.1	6559.59	08°11'	9340.83	5.9	117.90	32°15'	130.00
5.2	6719.58	08°11'	9660.83	6.0	117.90	32°15'	130.00
5.3	6879.57	08°11'	9980.83	6.1	117.90	32°15'	130.00
5.4	7039.56	08°11'	10300.83	6.2	117.90	32°15'	130.00
5.5	7199.55	08°11'	10720.83	6.3	117.90	32°15'	130.00
5.6	7359.54	08°11'	11140.83	6.4	117.90	32°15'	130.00
5.7	7519.53	08°11'	11560.83	6.5	117.90	32°15'	130.00
5.8	7679.52	08°11'	11980.83	6.6	117.90	32°15'	130.00
5.9	7839.51	08°11'	12400.83	6.7	117.90	32°15'	130.00
6.0	7999.50	08°11'	12820.83	6.8	117.90	32°15'	130.00
6.1	8159.49	08°11'	13240.83	6.9	117.90	32°15'	130.00
6.2	8319.48	08°11'	13660.83	7.0	117.90	32°15'	130.00
6.3	8479.47	08°11'	14080.83	7.1	117.90	32°15'	130.00
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6.7	9119.43	08°11'	15760.83	7.5	117.90	32°15'	130.00
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7.0	9599.40	08°11'	17020.83	7.8	117.90	32°15'	130.00
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7.6	10559.34	08°11'	19540.83	8.4	117.90	32°15'	130.00
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8.6	12159.24	08°11'	23740.83	9.4	117.90	32°15'	130.00
8.7	12319.23	08°11'	24160.83	9.5	117.90	32°15'	130.00
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9.4	13439.16	08°11'	27100.83				
9.5	13599.15	08°11'	27520.83				
9.6	13759.14	08°11'	27940.83				
9.7	13919.13	08°11'	28360.83				
9.8	14079.12	08°11'	28780.83				
9.9	14239.11	08°11'	29200.83				
10.0	14399.10	08°11'	29620.83				

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5.7	7519.53	08°11'	11560.83	6.5	117.90	32°15'	130.00
5.8	7679.52	08°11'	11980.83	6.6	117.90	32°15'	130.00
5.9	7839.51	08°11'	12400.83	6.7	117.90	32°15'	130.00
6.0	7999.50	08°11'	12820.83	6.8	117.90	32°15'	130.00

**Huerfano County
Regional Building Authority Board
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 103**



PROPERTY OWNER / BUILDER LIABILITY FORM

The Huerfano County Regional Building Authority Board (HCRBA) allows for the issuing of building permits to property owners. Owners should carefully consider the liabilities and responsibilities they will be accepting under the HCRBA Contractor Licensing and Building Code Regulations.

By signing this document, the property owner understands and accepts the following:

1. It is the responsibility of the building permit applicant to ensure all subcontractors hold at a minimum a current Type "D" license approved by the HCRBA, with the exception of State Licensed Electricians, Plumbers, and Manufactured Home Set persons.

Failure to do this may result in the issuing of a Stop Work Order.

Please note: The Town of La Veta requires state licensed contractors to register with the Town before performing any work.

2. It is imperative that owners ascertain subcontractors have the required insurance in place to protect their investment. Please contact your insurance agent for guidance with this very important subject matter.
3. The property owner acting as a Permit Applicant is responsible for correcting all code deviations as required, including the work done by subcontractors.
4. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

Gregory A Riedel
Property Owner(s) Name (please print)

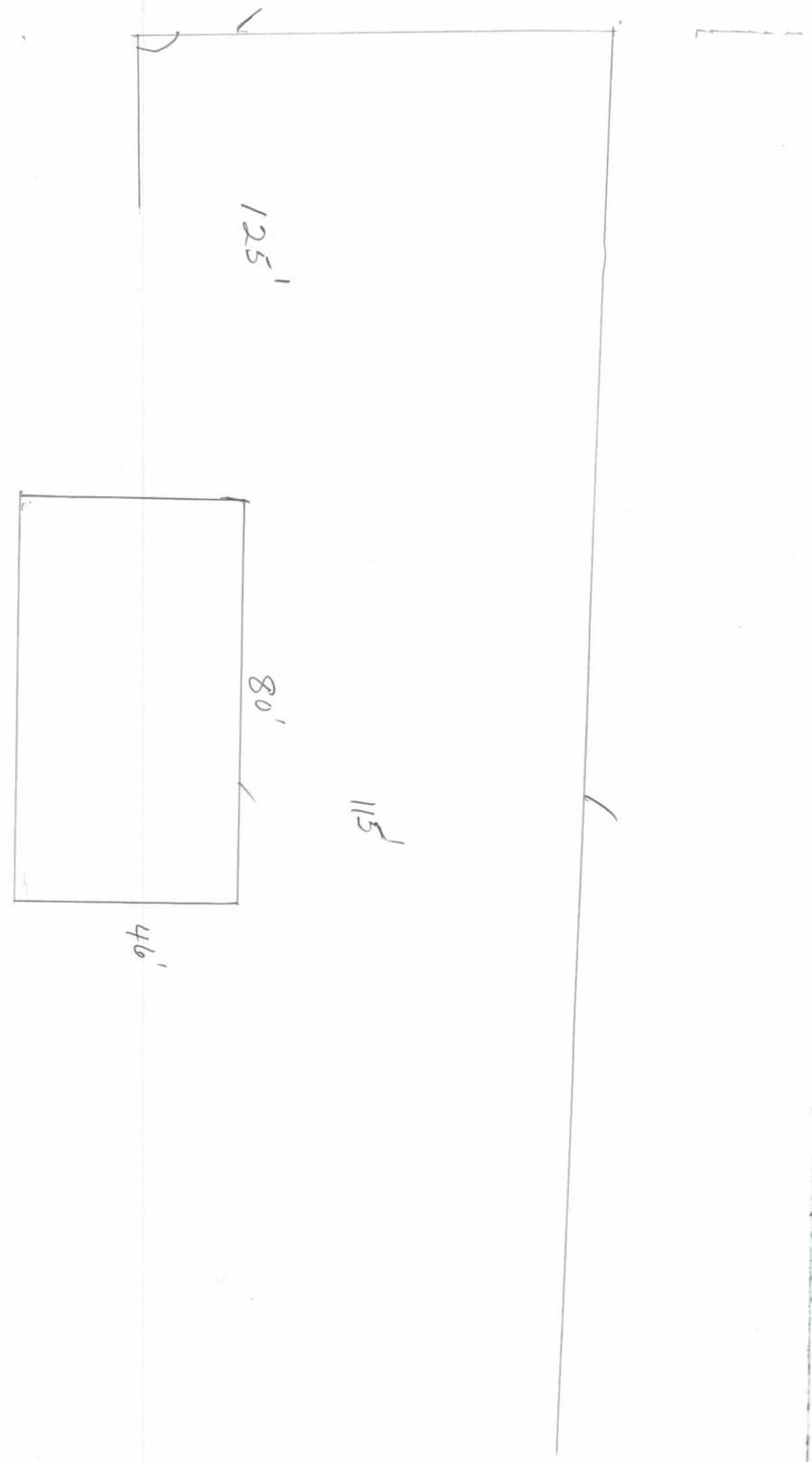
Gregory A Riedel
Property Owner(s) Signature

4/12/24
Date

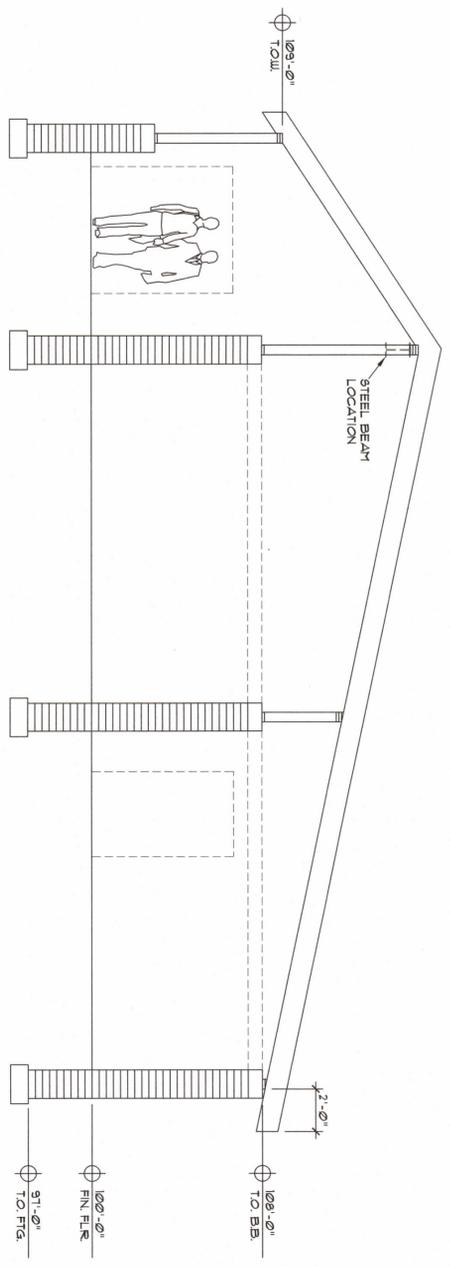
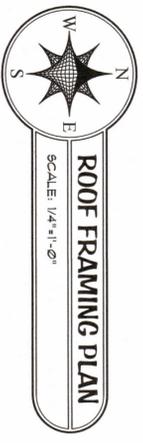
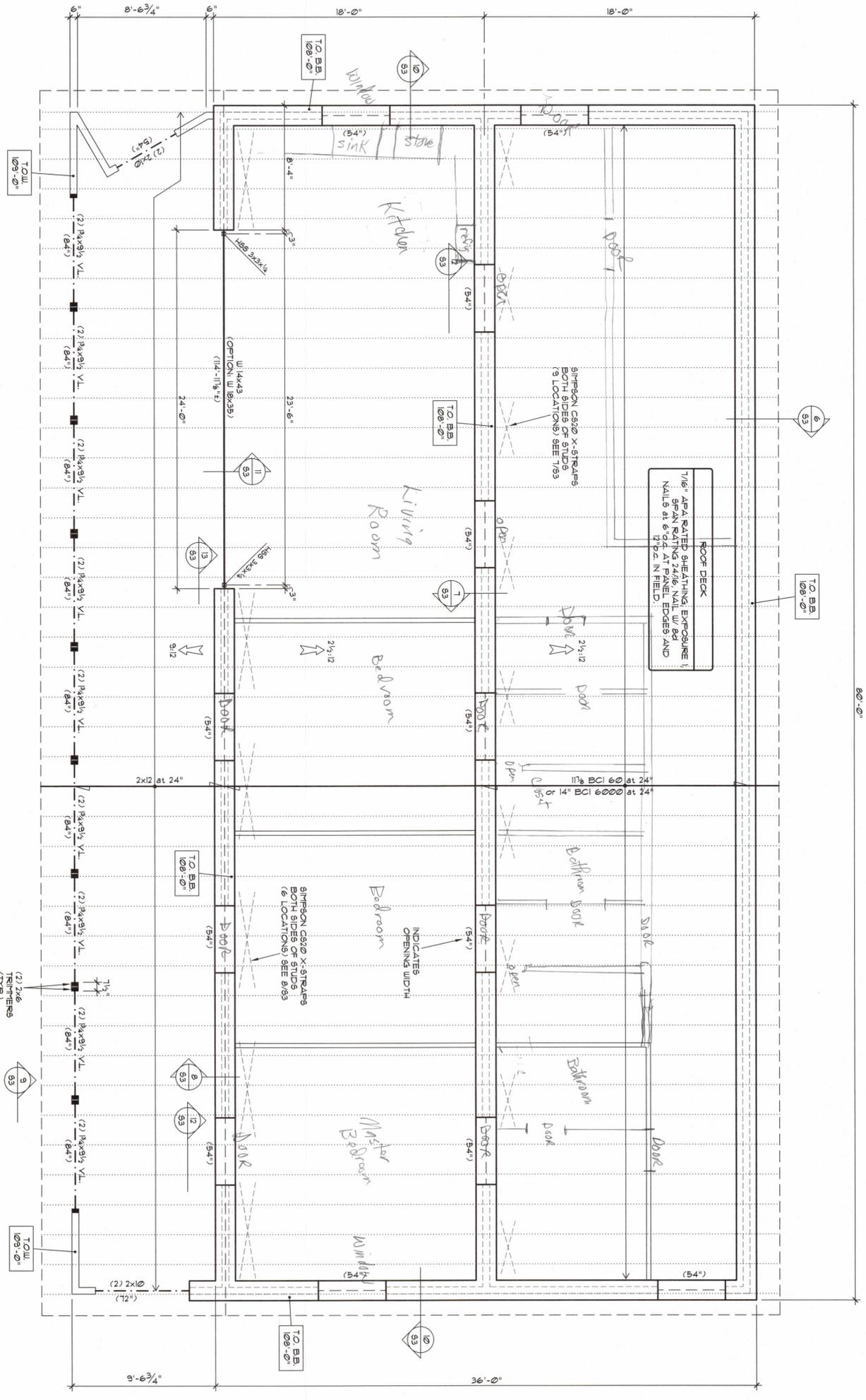
Building Inspectors: File original form with project file. A copy should be provided to the property owner.

Majors Ranch Road

List of Phase 2 Majors Ranch
Site Plan
Gregory Riedel
720-365-7130



SIZE 46' x 80'
 fan color siding
 Adobe/stucco Roof
 Green metal Roof



BUILDING SECTION
 SCALE: 1/4"=1'-0"

ROOF FRAMING PLAN
 BUILDING SECTION

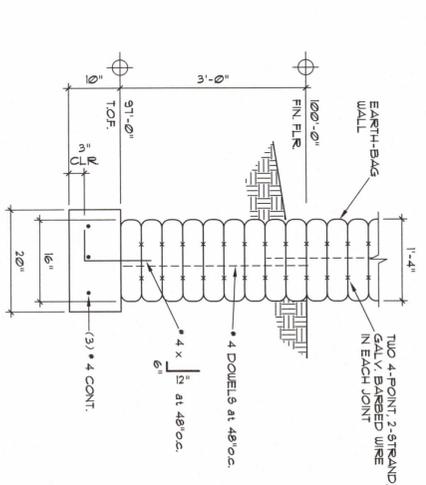
Project: 24.025
 Date: April 5, 2024
 Revision:

VALENTINE ENGINEERING, LLC
 1108 N. Main Street
 Pueblo, Colorado 81003 (719) 542-9230
 www.VALENTINEENGINEERING.com

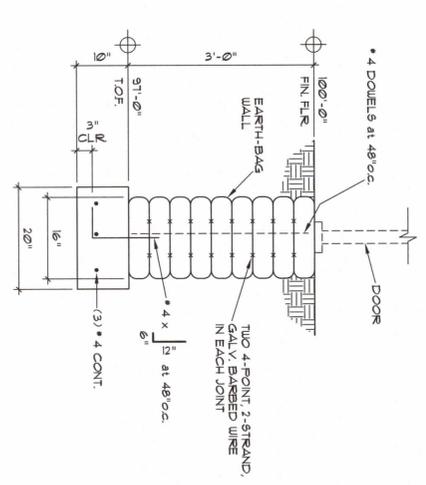
RIEDEL RESIDENCE
 Lot 9
 Major Ranch, Phase # 2
 Huerfano County, Colorado



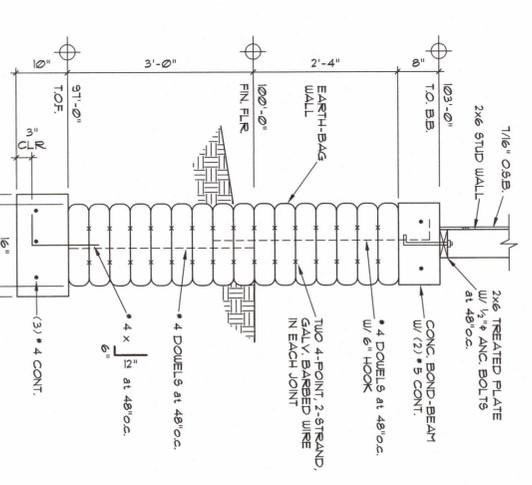
S2
 SCALE BAR: 1/4"=1'-0"



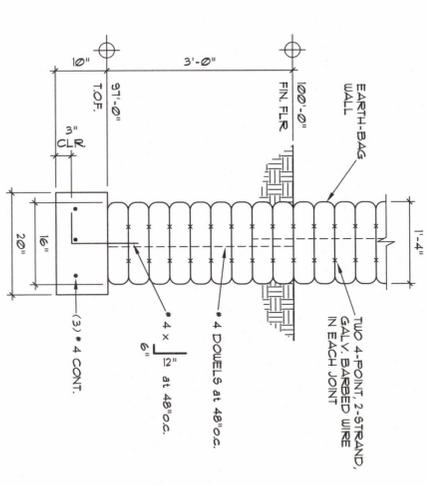
1 SCALE: 3/4"=1'-0"



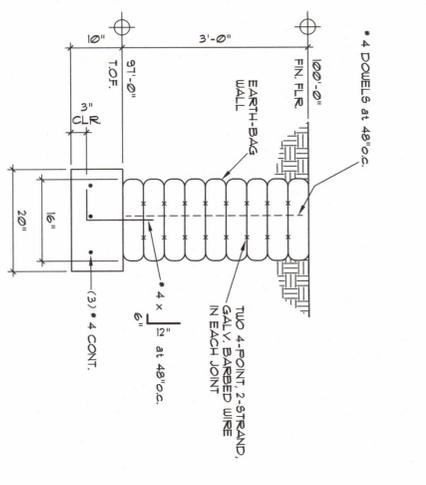
2 SCALE: 3/4"=1'-0"



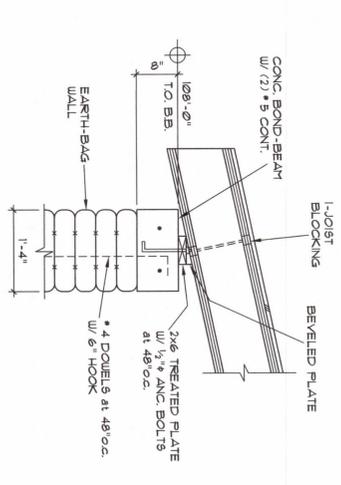
3 SCALE: 3/4"=1'-0"



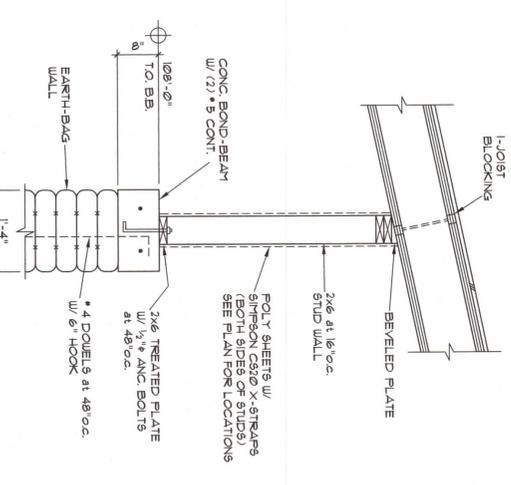
4 SCALE: 3/4"=1'-0"



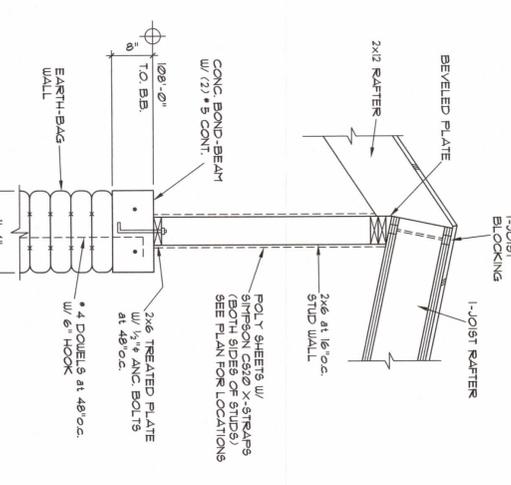
5 SCALE: 3/4"=1'-0"



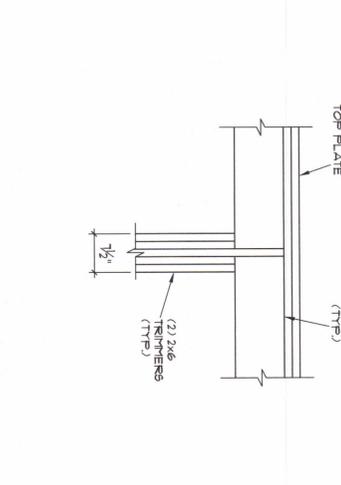
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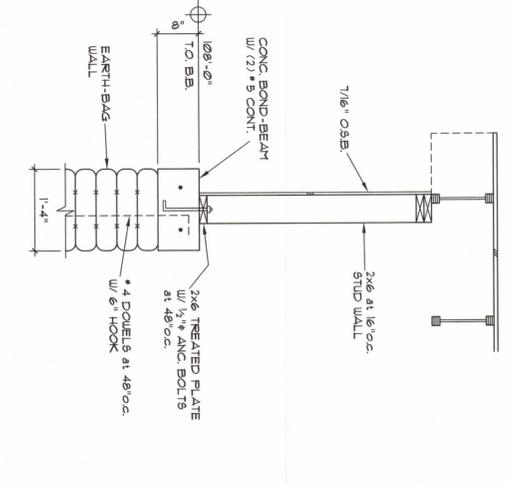
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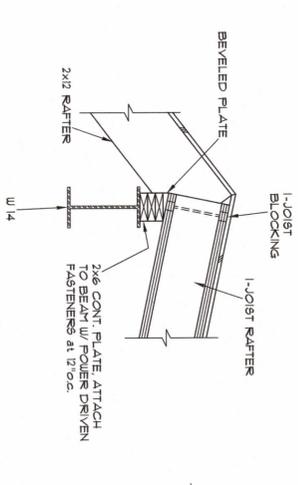
8 SCALE: 3/4"=1'-0"



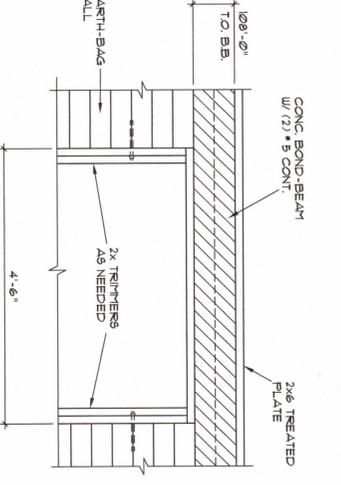
9 SCALE: 3/4"=1'-0"



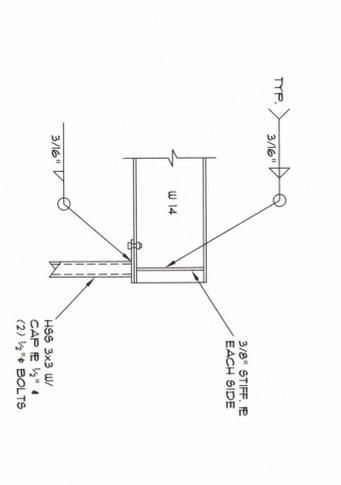
10 SCALE: 3/4"=1'-0"



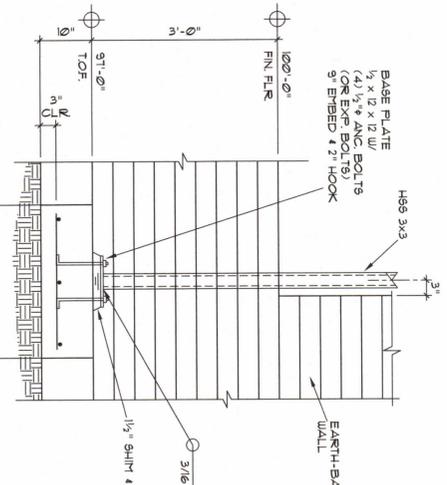
11 SCALE: 3/4"=1'-0"



12 TYPICAL DOOR FRAMING SCALE: 3/4"=1'-0"



13 SCALE: 3/4"=1'-0"



14 SCALE: 3/4"=1'-0"



RIEDEL RESIDENCE
 Lot 9
 Major Ranch, Phase # 2
 Huerfano County, Colorado

VALENTINE ENGINEERING, LLC
 1108 N. Main Street
 Pueblo, Colorado 81003 (719) 542-9230
 www.VALENTINEENGINEERING.com

DETAILS

Project	24.025
Date	April 5, 2024
Revision	

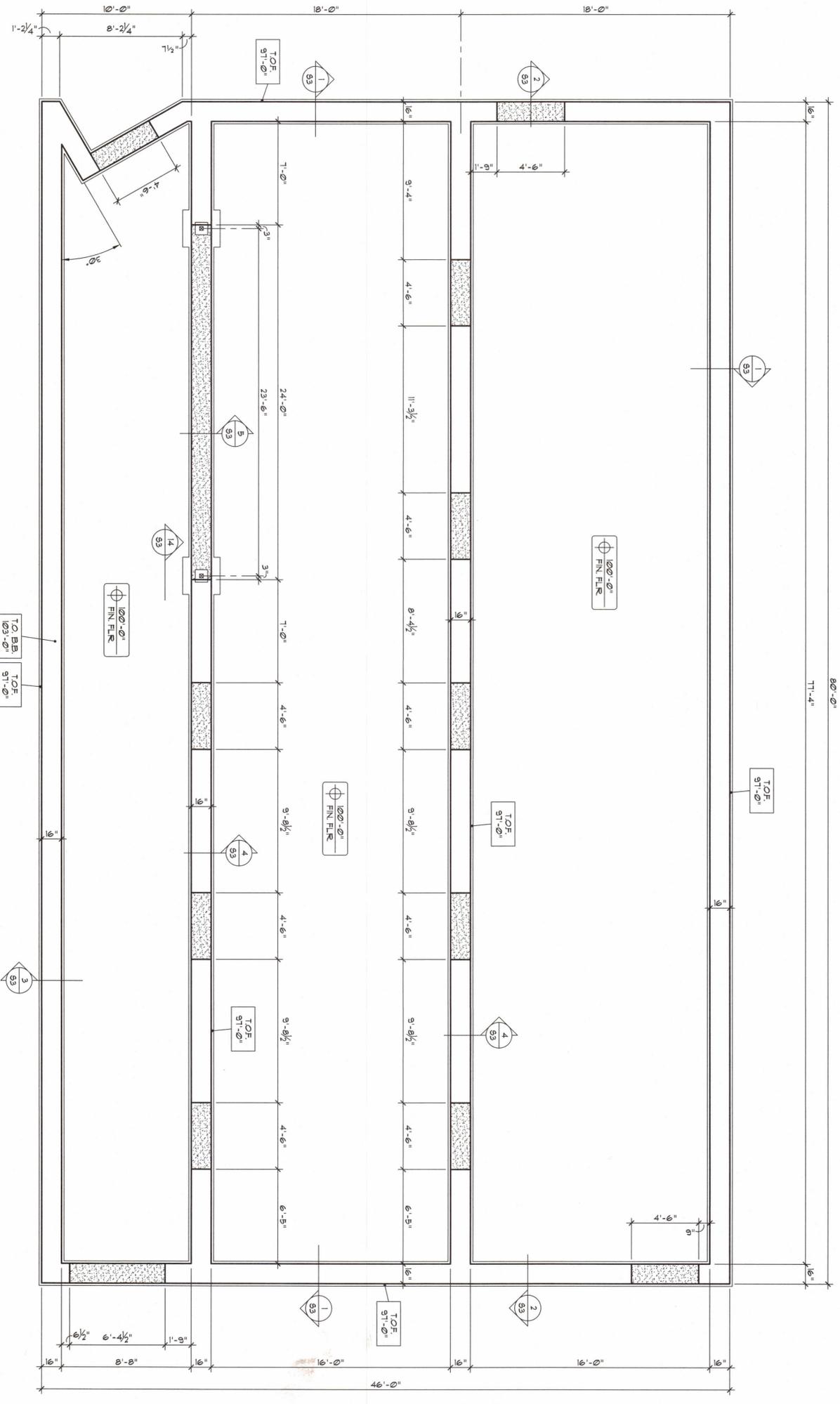
© 2024

S3

SCALE BAR 3/4"=1'-0"

GENERAL NOTES

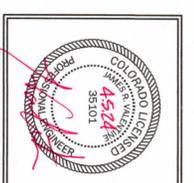
1. This project is designed in accordance with the International Residential Code (IRC) 2021 Edition.
2. Dead Loads:
 - A. Roof: 15 psf
 - B. Floor: 40 psf
 - C. Wind: 130 mph, Exposure 'C'
3. Foundation:
 - A. The structure shall be founded on spread footings placed on undisturbed, natural soil with an assumed maximum bearing capacity of 3,000 psf.
 - B. Minimum frost depth of footings shall be 36" top of finished grade to bottom of footing. Field verify all top of footing elevations.
4. Concrete:
 - A. Concrete has been designed and shall be constructed in accordance with the "Building Code Requirements for Structural Concrete" (ACI 318). All concrete shall be of stone aggregate, unless noted otherwise.
 - B. Minimum 28 day compressive strength shall be:
 - (1) Slabs: 4000 psi
 - (2) All other cast-in-place concrete: 4000 psi
 - (3) All other cast-in-place concrete: 3000 psi
 - C. Provide corner bars to match all horizontal reinforcing. Provide (2) #5 around all openings in concrete and extend bars 24" past edges of openings.
 - D. Lap Splices shall be Class B. Use the following lap lengths: U.N.O.
 - (1) a 57 bar diameters for 3,000 psi concrete.
 - (2) 50 bar diameters for 4,000 psi concrete.
 - E. Reinforcing placement: Provide chairs, stirrups, additional reinforcement, and accessories necessary to support reinforcement at position shown. Support of reinforcement shall be allowed by bracing, or other unobscurable material will not be allowed.
 - F. Minimum concrete cover:
 - (1) Concrete cast against and permanently exposed to earth: 3 inches
 - (2) Concrete exposed to earth or weather:
 - a. 2 inches
 - b. #5 bar and larger: 2 inches
 - c. #5 bar and smaller: 1.5 inches
 - G. Anchor rods (Anchor bolts) shall be grade 36, conforming to ASTM F 1554, and shall have a minimum concrete embedment of 7" with a 2" hook, unless noted otherwise.
 - H. Exterior stainless steel shall be 4" thick (minimum) reinforced steel.
 - (1) Minimum welds per AISC Specification and AWS D1.1, not less than continuous 3/16" fillet, E70XX electrodes, be done to develop 1.3 times the yield strength of the base metal.
5. Steel:
 - A. Structural steel shall be detailed and erected in accordance with the American Institute of Steel Construction Specifications and Code of Standard Practice. Minimum yield strength: 50 ksi for square/rectangular HSS (ASTM A500, GR. C) and 50 ksi for all other members (ASTM A36).
 - B. Connections:
 - (1) Minimum welds per AISC Specification and AWS D1.1, not less than continuous 3/16" fillet, E70XX electrodes, be done to develop 1.3 times the yield strength of the base metal.
 - C. Column base plates that require grout shall bear on non-sink grout.
6. Wood:
 - A. Framing lumber shall be (U.N.O.):
 - (1) Studs: Hem-Fir #2
 - (2) Headers: Hem-Fir #2
 - (3) Joists/Rafters: Hem-Fir #2
 - B. Wood construction shall be in conformance with the National Design Specification for Wood Construction, and Chapter 23 of the IRC. All wood shall be kiln-dried to a maximum moisture content that meets the structural calculations of these drawings. All nail holes shall be filled to produce the maximum nailing capacity. See manufacturer for solid web blocking behind certain hangers that bear on steel beams.
 - C. Simpson: 1-800-999-5099, M.T.K.: 1-800-328-9524
 - D. Shims shall be galvanized connectors, washers and anchors.
 - E. Exterior walls shall be fully sheathed with 7/16" oriented strand board (OSB), or approved equivalent.
 - F. Plywood web joists and Vers-Join LVL (2" E - noted V.L. on plans) shall be manufactured by Boise Cascade, or approved equivalent. Joists and beams shall not be modified without the written consent of the Structural Engineer.
7. Earth-Ret. Walls:
 - A. Walls will be constructed using the Superflex process, as noted on the CallEarth website: www.callearth.org.
 - B. Sandbags are filled with moistened earth. Stabilizers such as cement, lime or asphalt emulsion will be added.
8. Dimensions on these Structural drawings shall be verified with the Architectural drawings and any discrepancy shall be brought to the Architect's attention.
9. DRAWINGS SHALL NOT BE SCALED. Written dimensions shall take precedence over scaled measurements.
10. Copying these drawings for shop drawing use will not be permitted.
11. Any and all material substitutions shall be approved by the Structural Engineer prior to construction.
12. Valentin Engineering's electronic or digital seal or signature is hereby acknowledged as the equivalent of the physical seal or signature published by Valentin Engineering, Valentin Engineering is not responsible for any subsequent modification, completion, or unauthorized use of such document. To verify validity or applicability of the seal or signature, contact Valentin Engineering.



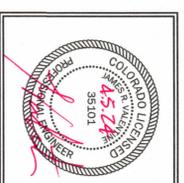
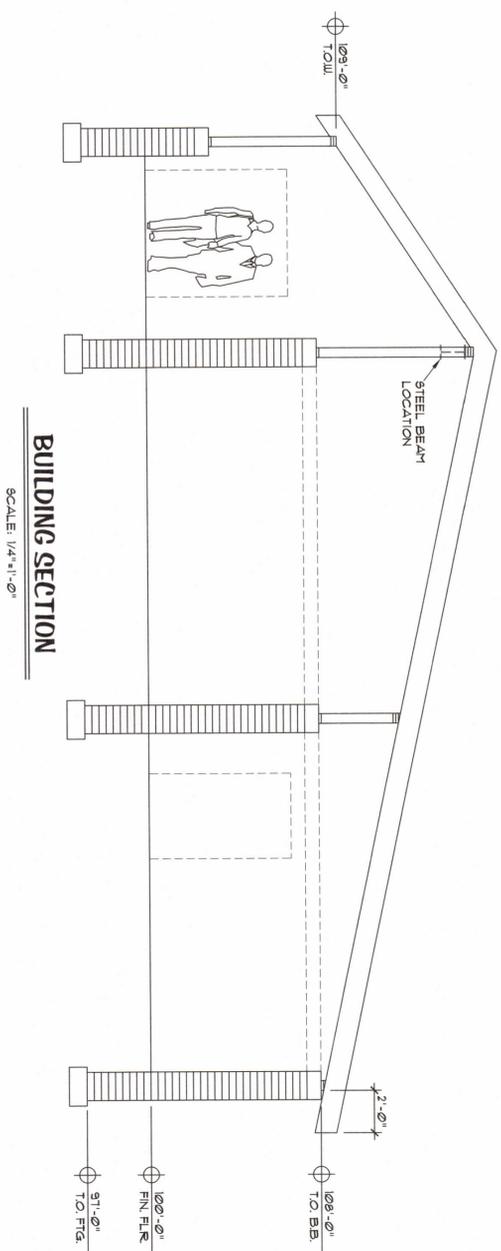
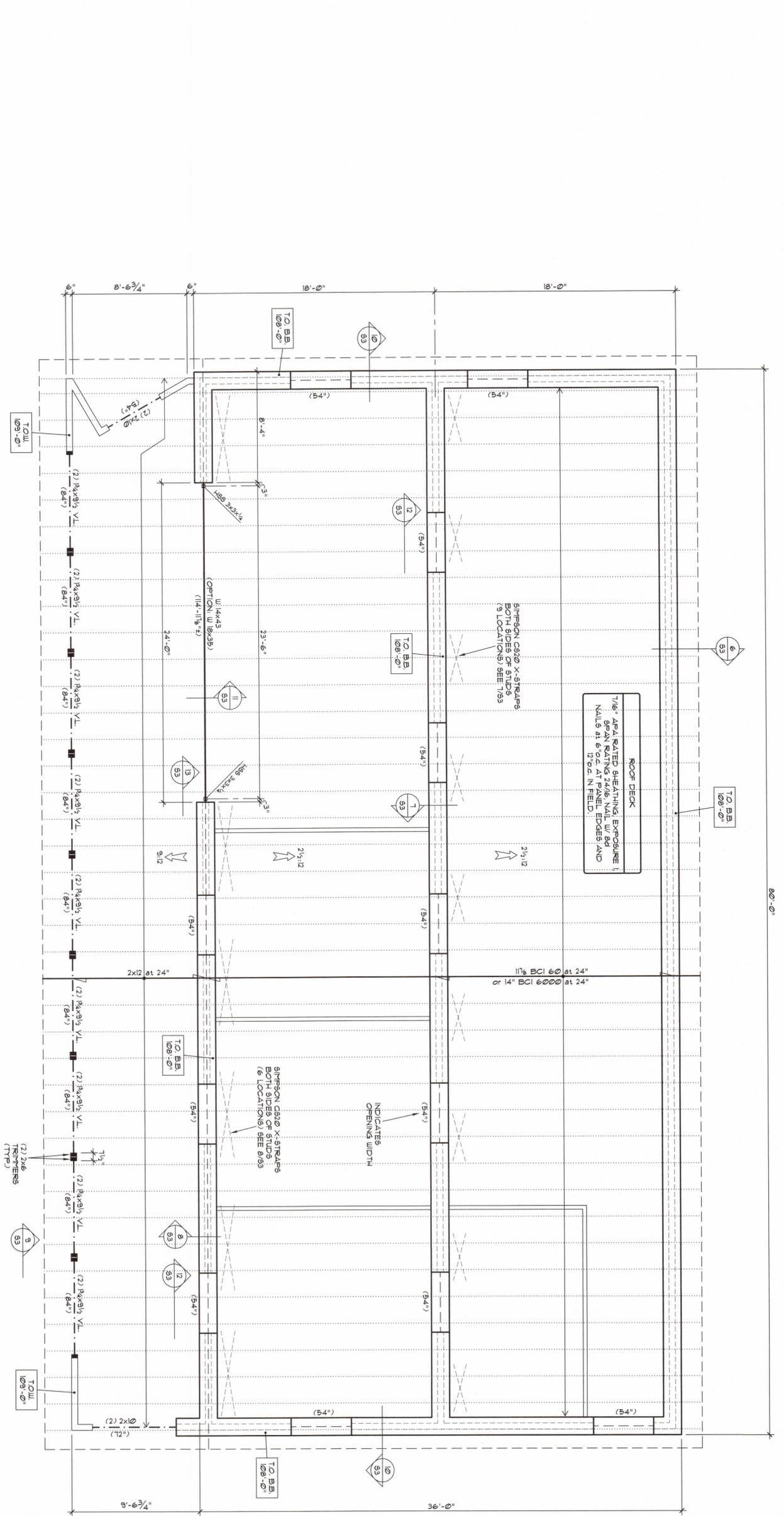
<p>FOUNDATION PLAN GENERAL NOTES</p>	
Project:	24.025
Date:	April 5, 2024
Revision:	
<p>© 2024</p>	

VALENTINE ENGINEERING, LLC
 1108 N. Main Street
 Pueblo, Colorado 81003 (719) 542-9230
 www.VALENTINEENGINEERING.com

RIEDEL RESIDENCE
 Lot 9
 Major Ranch, Phase # 2
 Huerfano County, Colorado



S1
 SCALE BAR: 1/4"=1'-0"



RIEDEL RESIDENCE
 Lot 9
 Major Ranch, Phase # 2
 Huerfano County, Colorado

VALENTINE ENGINEERING, LLC
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Project:	24.025
Date:	April 5, 2024
Revision:	
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S2
 SCALE BAR: 1/4" = 1'-0"

HUERFANO COUNTY LAND USE
401 MAIN STREET, SUITE 304
WALSBURG, COLORADO 81089
719-738-1220, EXT. 506



According to Resolution 19-27, applications for building permits in subdivisions that have recorded restrictive covenants and Home Owner Associations (HOA) or Property Owner Associations (POA) with active and current status on the Colorado Secretary of State website must be approved by the Association as a condition of issuing a building permit.

I, R. Michael McCarty as a representative of Majors Ranch
Name of HOA/POA

have been granted the authority to approve this building permit application on behalf of the HOA or POA and have had the opportunity to review the proposed permit application described below.

If the HOA or POA has reviewed this application at a meeting, date of meeting:
If a motion was made regarding this application, describe the motion and the vote:

My signature represents:

- Approval, *subject to actual compliance with applicable covenants.*
- Approval with the following conditions:
- Denial for the following reasons:

R. Michael McCarty
Signature

President
Title/role with HOA or POA

4.17.24
Date

Building Permit Information

Name of Building Permit Applicant: Gregory A Riedel

Parcel No: _____ Property Description (filing, lot, block): Majors Ranch Lot 9 Phase #2

Project description: Build a house

Patty Jones 970-294-6495

building@huerfano.us

**Huerfano County
Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117/118 (Building Department)**



Huerfano County Building Authority Board (HCBA) Staff Report

COMPLAINT:

Spanish Peaks Inn Fire

HISTORY:

On January 3, 2023, the Spanish Peaks Inn burned, at that time the building had been condemned. The day after, on the fourth of January, the department sent out a curtesy letter explaining the need to have the damage cleaned up as quickly as possible. About a month later, an official code letter was sent because no noticeable efforts in clean-up had been made.

Since then, there have been numerous telephone conversations as well as email correspondence trying to get a timeframe on when the clean-up will happen. There has been an issue with debris flying across the highway from both buildings on the property-- the roof is coming off the building next to the burned structure. Several letters have been send trying to get clean-up initiated. At the end of last year, the department brought the issue before the Huerfano County Building Authority Board and the recommended the building department speak with them again about cleaning up the trash to keep it from going across the highway. There had been some clean-up after the meeting. Now that the wind has picked up again, more debris has been noticed around the area starting to break free.

CURRENTLY:

At this time, Huerfano County Building Department would like to bring Mr. Patel in front of the Board to specifically explain the timeframe and why it is taking so long to get the area cleaned up. We do know a large amount of time was spent waiting for the State asbestos testing and results. But the results are back and Adept Building Solutions pulled a demolition permit January 8, 2024; the demolition permit was approved and issued on January 9, 2024 and still nothing has been done. We have been in contact regularly with Adept Building Solutions and we get a different story every time. Finally, we decided to communicate in an email form, and has been stated it could take up to six months before the company can start demolition on this project.

KEY CONSIDERATIONS:

Mr. Patel has come to the Building Department and complained about security issues on the premises and needed somebody to stay 24/7 and asked the department to release power back to the building. We released the electricity for security purposes. We have driven past during the day and don't see anyone on the property, they only seem to have people there at night. The entrance to the main part of the hotel is destroyed and unsafe for public access. We asked Patel not to access that area and it seems that is where the security personnel are entering--have been parking under the area of concern.

HUERFANO COUNTY BUILDING REGULATIONS:

SECTION 116

UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Unsafe conditions.

Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and *ventilation*, or that constitute a fire hazard, or

are otherwise *dangerous* to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

[A] 116.2 Record.

The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 116.3 Notice.

If an unsafe condition is found, the *building official shall serve on the owner of the structure, or the owner's authorized agent, a written notice that describes the* condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

[A] 116.4 Method of service.

Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered to the owner personally.
2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.
3. A copy is delivered in any other manner as prescribed by local law.
 - If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the *owner*.

[A] 116.5 Restoration or abatement.

Where the structure or equipment determined to be unsafe by the *building official* is restored to a safe condition, the owner, the owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the *building official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of the *International Existing Building Code*.

STAFF RECOMMENDATIONS:

To allow Mr. Patel a month to come into compliance and if it is not done within this timeframe, have the electricity shut off and the entire property fenced off to ensure no public access.

Contractor ID (Lic. No): Company Name (DBA): Contractor is ICC Certified ICC Exam Date:

Contractor Last Name: Contractor First Name: Email Address:

Address 1: Address 2: City: State: Zip: Batch Print License Certificate

Phone 1: Phone 2: Contractor is ICC Certified ICC Exam Date:

Current License Status: **Current** Print License Certificate Print Mailing Envelope

LICENSE DETAILS:

License Year	License Status	Provisional	Issued	Expires	License Type	D Trade	Walsenburg	La Veta	County	License Fee	Payment Method
2017	E	<input type="checkbox"/>	1/10/2017	3/13/2017	D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$100.00	Check
2016	E	<input type="checkbox"/>	1/4/2016	12/31/2016	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$100.00	Check
2015	E	<input type="checkbox"/>	4/2/2015	12/31/2015	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$100.00	Cash
2017	C	<input type="checkbox"/>	3/14/2017	12/31/2017	D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2014	E	<input type="checkbox"/>	2/4/2014	12/31/2014	D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

COMMENTS: Provisional License Comments:

Link to PDF File:

Building Permits for this Contractor Field Contacts Insurance Details Complaints On File

BUILDING PERMITS FOR THIS CONTRACTOR

BP No	Issue Date	Property Owner	Type	Status	Scope of Work	CO Issue Date
16-083	6/7/2016	Woodard, Craig I. & Elaine A.	B	Open	Residential Garage	
16-011	2/9/2016	Kollerup, John	B	Open	Agricultural Storage	
16-001	1/5/2016	Morgan, Larry & Jeanie D.	B	Open	Agricultural Storage	
15-090	7/23/2015	Stroh, David M. & Randilyn	B	Closed	Residential Garage	

Contractor ID (Lic. No): Company Name (DBA): Contractor is ICC Certified ICC Exam Date:

Contractor Last Name: Contractor First Name: Email Address:

Address 1: Address 2: City: State: Zip: Batch Print License Certificate

Phone 1: Phone 2: **Current License Status:**

LICENSE DETAILS:

License Year	License Status	Provisional	Issued	Expires	License Type	D Trade	Walsenburg	La Veta	County	License Fee	Payment Method
2017	E	<input type="checkbox"/>	1/10/2017	3/13/2017	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$100.00	Check
2016	E	<input type="checkbox"/>	1/4/2016	12/31/2016	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$100.00	Check
2015	E	<input type="checkbox"/>	4/2/2015	12/31/2015	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$100.00	Cash
2017	C	<input type="checkbox"/>	3/14/2017	12/31/2017	D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$100.00	Cash
2014	E	<input type="checkbox"/>	2/4/2014	12/31/2014	D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Record: 1 of 5 | Unfiltered | Search

COMMENTS:

Provisional License Comments:

Link to PDF File:

Building Permits for this Contractor | Field Contacts | Insurance Details | Complaints On File

BUILDING PERMITS FOR THIS CONTRACTOR

BP No	Issue Date	Property Owner	Type	Status	Scope of Work	CO Issue Date
17-089	7/17/2017	Rogers, Patrick L. & Dawn Duke	B	Open	Garage	
17-084	7/11/2017	Day, Matthew James & Nina Geist-Day	B	Open	Garage - new construction	
17-064	6/8/2017	Buckner, Robert L.	B	Open	Re-Roof	
17-021	2/27/2017	Billstrand, Carol M. & Scott	B	Open	Residential Garage	
17-020	2/27/2017	Smalley, James D. & Constance C.	B	Closed	Residential Garage	
16-107	7/28/2016	Diehl, Loretta Ann (Ken)	B	Open	Agricultural Animal Husbandry	
16-106	7/28/2016	Model, Lela Management Group, Inc	D	Open	W/ator Treatment Plant Addition	

Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117



Item 6e.

Huerfano County Building Authority Board (HCBA) Staff Report

Complaint: Received information that the landowners (Cindy and Dave Driscoll) were living in a dwelling that had no Certificate of Occupancy.

A Code Violation letter, ZV 24-024, was sent to the landowners Certified Mail with Return Receipt. The landowners then responded by the time frame set in the Code Violation Letter. An inspection of the property was conducted on March 13, 2024, by both Ryan and Cheri.

Huerfano County Building Regulations:

Section 6.03 Certificates of Occupancy

.01 No building constructed after April 1, 2000 shall be used for human occupancy without the issuance of a Certificate of Occupancy by the Building Official.

.02 Such Certificate of Occupancy shall be issued within ten (10) working days of the time of notification to the Building Official that the structure, building or land improvements are completed and the structure(s) ready for occupancy, provided that the structure, building or land improvements meet the requirements of Section 6.05, Adequate Water, Sewage Disposal System Requirements for Building Permits and Certificates of Occupancy.

.03 Certificates of Occupancy shall be issued only for buildings or other structures that comply with all the provisions of these Regulations and with all building, plumbing, mechanical, fire and other codes currently adopted.

.04 Buildings and other structures failing to meet these requirements shall be denied a Certificate of Occupancy.

.05 A copy of all Certificates of Occupancy shall be filed in the office of the Building Official and shall be available for examination by the public.

Section 7.03 Reports and records.

.01 The Building Official shall keep complete records of all licenses, permits, inspections, re-inspections, fees and other monies collected and other official actions performed under the Policy.

.02 The County Building Official or the County Building Official's duly authorized representative shall act as secretary to the Authority and Board of Review and keep an accurate and permanent record of all proceedings before the Authority and Boards of Review.

Section 7.04 Owner obtained permits.

.01 The record owner of a single-family dwelling or manufactured home, including the usual accessory buildings and quarters used exclusively for living purposes, may perform construction work on such dwelling or manufactured home without a license provided the dwelling or manufactured home upon which the work is to be performed will be occupied by the owner as the owner's principal place of residence, and a permit is issued for such work.

Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117



Item 6e.

.02 No building permit shall be issued to an owner to construct a new single-family dwelling or manufactured home more often than once every thirty-six (36) months after the date of the Certificate of Occupancy.

Section 9.02 Building Inspection Fees

.01 Fees for Building Inspections and re-inspections will be set by resolution of the jurisdiction.

Section 9.05 Addressing and Certificates of Occupancy

- .01 The fee for the first assignment of a new address is \$150.00.
- .02 The fee for address verification or change is \$50.00 for each occurrence.
- .03 The fee for issuing a Certificate of Occupancy is \$150.00.

Key Considerations:

- The house was permitted in 2013 (BP 13-030) which was under the 2006 I.R.C. Building Codes at that time.
- There are no records of inspections being done since October 2013.
- There has been several changes in staff in the last 11 years.
- The barn is 40x80 (enclosed) with 2-12x80 (connected lean to) is an unpermitted building that was added after the dwelling was started and after the hanger was completed.
- The residence needs a CO and the barn needs a COC to be in compliance.

Staff Thoughts/Comments:

- In order to bring the dwelling up to compliance building permit fees need to be caught up to date and any other fees according to the Building Code will need to be addressed.

- In order to bring the barn into compliance a building permit application will need to be pulled and paid for with penalty.

HCBA Meeting March 21, 2024

The Board unanimously agreed that the Driscoll's should be able to get their Certificate of Occupancy for their permitted residence, without any monetary penalty. As for the unpermitted barn; the Board unanimously agreed that both the building permit fee should be paid along with the penalty of double the permit fee.

Currently:

The Driscoll's have obtained their Certificate of Occupancy for their Residence and they have paid the Building Permit Fee for the barn as well as the extra fee for not having a Building Permit to start.