

CITY OF LA JUNTA BUILDING DEPARTMENT

RESIDENTIAL REMODEL OR ADDITION



The following information and plans are required to be submitted when applying for a building permit for residential remodel/addition within the City of La Junta.

- I. Completed Application
- II. Copy of Sewer & Water Availability Letter from the Director of Water/Wastewater (if applicable)
- III. Two sets of Plans, including:
 - A. Site Plan, scaled at 1"=50' minimum (1"=30' preferred)
 1. Proposed and existing buildings and dimensions
 2. Yard dimensions: side, front & rear
 3. Proposed and existing Utilities

SPECIAL NOTE: *If the proposed work is on the exterior of the building (garage, room addition, patio, etc.) and is within one (1) foot of the required set back line, a survey of the property line in question will be required. The property corners must be monumented by a professional land surveyor licensed by the State of Colorado prior to the issuance of a building permit. Total cost of a survey, if required, will be the responsibility of the applicant.*

Engineering Department personnel will be glad to verify if property corners that exist will be adequate. Enough existing property corners must exist to completely delineate the property lines for which a permit has been requested.

- B. Building Plans, scaled at 1/8"=1' minimum (1/4"=1' preferred)
 1. Floor plans of each floor including basements showing:
 - a. Door Swings
 - b. Windows
 - c. Stairs
 - d. Proposed use of each room
 - e. Attic access
 - f. Crawl Space access
 - g. Room Sizes and overall dimensions
 - h. Floor and Roof Framing
 - i. Beams & Headers
 2. At least three (3) elevations describing exterior finish materials and indicating floor to floor heights and depths of footings

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3. A typical wall section showing the following:
 - a. Footing Size
 - b. Foundation wall, backfill, damp proofing and footing drains if used
 - c. Wall construction and finish materials
 - d. Floor framing and sheathing
 - e. Roof framing, pitch, sheathing and covering
 - f. Insulation
 - g. Attic ventilation
4. Stair detail (if applicable) showing:
 - a. Tread and riser dimensions
 - b. Handrail details
 - c. Guardrail details if stairs are open to below
 - d. Head room
5. Fireplace Detail (Include Manufacture's Installation Manual if manufactured fireplace)
6. Certified truss drawings (from truss supplier) if applicable
7. Any additional sections as may be required for clarification

C. Electrical Plan, scaled at 1/8"=1' minimum (1/4"=1' preferred) showing:

1. Locations of fixtures
2. Outlets
3. Switches
4. Breaker Box
5. Smoke Detectors

D. Plumbing Plan, scaled at 1/8"=1' minimum (1/4"=1' preferred) showing:

1. All Water Lines (existing and proposed)
2. All Wastewater Lines (existing and proposed)

E. Mechanical Plan, scaled at 1/8"=1' minimum (1/4"=1' preferred) showing:

1. Locations of all appliances
2. Vents
3. Duct Work