



**City of La Junta
Building Department
601 Colorado Ave
PO Box 489
719-384-5991**

WHEN IS A BUILDING PERMIT REQUIRED FOR RESIDENTIAL CONSTRUCTION

This document should assist with questions on whether a BUILDING, ELECTRICAL, GAS, MECHANICAL or PLUMBING PERMIT is required and where to obtain one.

A building permit is required when:

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the International Building, Electrical, Gas, Mechanical and Plumbing codes, or to cause any such work to be performed, shall first make application to obtain the required permit.

For questions about Building Permits or Zoning Requirements contact:

City of La Junta Building Department

719-384-5991

ljpermits@lajuntacolorado.org

For questions about Electrical, Plumbing or Gas Permits contact:

State of Colorado

303-894-7800

dpo.colorado.gov/EandP/forms

PROJECTS EXEMPT FROM PERMITS

BUILDING:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 200 square feet.
2. Fences not over 6 feet high. Contact the Building Department for Zoning requirements
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Sidewalks not within public right of way.
5. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
6. Prefabricated swimming pools that are less than 24 inches deep.
7. Swings and other playground equipment.

8. Window awnings supported by an exterior wall, which do not project more than 54 inches from the exterior wall and do not require additional support.
9. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by [Section R311.4](#) of the International Residential Code.

ELECTRICAL

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

GAS

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

MECHANICAL

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

PLUMBING

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.