



Community Development Services

Teller County

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! WOODLAND PARK, CO 80866

Floater (Footing and Foundation) Permit For Single Family Residences and Additions

As of Friday, August 8, 2008, "floater permits" for building permits for single-family residences and/or additions are being made available. They will be issued for 2 weeks or when the full building permit is issued, whichever is the sooner. They are being made available as a service in consideration of the significant backlog and resulting delay in the review of construction plans in the building department. They will only be considered for issuance when the permit application has been in the building department for more than ten (10) working days.

A "floater" be not issued that has not first been approved by Planning, Environmental Health and TCDOT, nor will it be issued if the reason for the delay is anything other than the plan review backlog, including if the plans need additional information or correction. Within the city limits of Woodland Park, written permission by the City to issue a "floater permit" is required. There are several other conditions under which a "floater" will be issued:

1. The permittee agrees to submit a \$42.00 application processing fee in addition to all copying costs incurred.
2. County staff will photocopy a set of the engineered footing/foundation plans and soils report which will be kept on the job site. Should the soils report require an open hole report, an original of said open hole report shall be submitted to the department and a copy shall be kept on site prior to scheduling of footing inspection.
3. If the footing/foundation plans or the soils report are not available on-site by the building inspector, the inspection will fail and a re-inspection fee will be charged.
4. The permittee understands and agrees that the footing/foundation plans and soils report have **NOT** been reviewed by the building department for compliance with the Teller County Building Code or for continuity with the remainder of the structure. Upon plan review, any identified non-compliance with the Code or discontinuity with the remainder of the structure will be the responsibility of the permittee. Any consequential delays in the issuance of the full building permit are the responsibility of the permittee. The permittee understands that he/she is proceeding at his/her sole and exclusive risk, and that any and/or all of any installation and construction that may have completed under this "floater" may not receive ultimate approval, and may need to be demolished, torn out, reconstructed, modified, or otherwise changed, as a result of and in compliance with the final plan review. Proceeding under this "floater" entails substantial risk, all of which is assumed by the permittee.
5. The "floater" will only allow for the construction of the foundation footing, foundation, temporary electric and the plumbing base (Includes foundation drain, backfill/compaction and flatwork as appropriate). The permittee is strictly forbidden from and shall not proceed with any framing or additional construction.
6. Inspections of the footing, foundation, temporary electric and the plumbing base are the only inspections that will be performed by the Building Department while subject to this "floater."
7. Upon being notified that the full building permit is ready to be picked up, the "floater" will expire. No building inspections will be performed until the building permit has been paid for and the plans have been picked up.
8. The permittee accepts all responsibility for any Code compliance issues or discrepancies determined by the building department's review of the plans for the full building permit. Any subsequent changes to the construction plans, including the footing, foundation or plumbing base, required as a result of that plan review are the responsibility of the permittee. The full building permit will not be issued until such time as the permittee and the building department concur on a course of action to implement any corrections and/or changes up to

and including demolition and/or full re-submittal of the original application. The permittee understands that he/she is proceeding at his/her sole and exclusive risk, and that any and/or all of any installation and construction that may have completed under this "floater" may not receive ultimate approval, and may need to be demolished, torn out, reconstructed, modified, or otherwise changed, as a result of and in compliance with the final plan review. Proceeding under the "floater" entails substantial risk, **all** of which is assumed by the permittee.

9. It is the responsibility of the permittee to remain within the above listed parameters of this "floater" permit. Any action(s) in excess of these parameters shall be determined to be a violation of a directive of the building official and the permittee shall be subject to penalties as prescribed by the Teller County Building Code.

The property owner and the contractor will be required to sign a "floater" permit agreement and initial that they have read each of the conditions. Forms for such agreements are available at the CDSD offices.