



Building Exterior Repairs and Alterations

Mancos Development Services: From Concept to Construction

Getting Started

Repairs and alterations to the exterior of a principal structure include re-roofing, cladding, and replacement windows and doors. In most cases, a building permit is not required, unless structural changes are part of the project. If minor repairs such as patching or reroofing using identical materials are being done, a building permit is not required.

When is a Building Permit Required?

A building permit is required when making structural changes to the building envelope such as new rafters, trusses, permanent overhangs or additions, or any changes to the footprint of the building. A building permit is not required to make minor repairs or reroofing above the roof deck/sheathing. When in doubt, contact the Town of Mancos Building Inspector at (970) 533-7725 for more information. The applicant shall pay for any inspections required by the Building Inspector and a Building Permit, if required. Applications must be signed by the property owner and shall include a site plan.

Building Envelope Repairs and Alterations Guidelines

- ✓ Replacement of existing windows and doors or windowsills within the existing frame does not require a building permit. However, a permit shall be required if any structural change is planned such as change in the dimension of the window or door frame. Installation of a window or porch awning that hangs over 54 inches from exterior wall shall also require a building permit. Windows and doors shall be replaced with high energy efficiency materials. Installation of metal or cloth awnings does not require a building permit.
- ✓ Re-roofing or re-cladding (siding) with identical materials does not require a building permit if above the sheathing. However, any structural change to the exterior such as change in the building footprint or roof line or slope, adding or removal of trusses or rafters, shall require a building permit and inspection.
- ✓ Minor brick, stone or CMU (concrete masonry unit) replacement or re-pointing, masonry crack repair or injection of repair mortar shall not require a building permit.
- ✓ Projects in the Commercial (C) and Highway Business District (HBD) may require review by the Mancos Design Review Board, depending on the scope of the project.
- ✓ Roofing materials must comply with Mancos snow load requirements.
- ✓ Roofing may be completed by the property owner. However, questions regarding roofing installation shall be directed to the Building Inspector.

Expiration/Renewal

Construction under a Building Permit must commence within 180 days. Once started, it must be completed within 180 days.