

Minor Construction Projects

Mancos Development Services: From Concept to Construction

Getting Started

Minor construction projects include, but are not limited to, installation of a fence or retaining wall, patio, deck, gazebo, arbor, driveway, or window or porch awning. If minor repairs to *existing* structures are being considered, such as painting, a building permit nor an application for Minor Construction Project review is not required.

When is a Building Permit Required?

In all cases, the applicant shall first submit an **Application for Minor Construction Project** review by the Planning and Zoning Administrator. A site plan shall accompany the application to demonstrate conformance with lot coverage, setbacks, and other zoning review and must be signed by the property owner or agent. A building permit may also be required, depending upon the type of project. See below for more information. The applicant shall pay for any inspections required by the Building Inspector and a Building Permit and associated fees, if required.

Minor Construction Projects Guidelines

- ✓ Installation of a window or porch awning of any material that hangs over 54 inches from exterior wall shall require a building permit. Installation of metal or cloth awnings, including shade sails, does not require a building permit.
- ✓ Installation of steps or railings shall require a building permit and must be inspected by the Building Inspector.
- ✓ **Brick, Masonry and Concrete:** 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. For concrete work, a slab patio with no steps does not require a permit. A concrete, stone, or brick pathway on private property, such as one leading to a patio in the backyard, does not require a permit. However, installation of a sidewalk in the town right of way must be performed according to Town Construction Standards and shall require a Public Improvements permit. Pouring of concrete driveways do not require a building permit.
- ✓ **Fences and Walls:** A building permit is required when building a fence taller than six (6) feet. The height is measured from the ground where the posts or supports enter the ground to the top of the fence, including any lattice, posts or any other material added to the top. A building permit is also required when constructing a retaining wall that is over four (4) feet in height. All retaining walls over six (6) feet and in or near the public right of way must be designed by a structural engineer. Although fences and walls under the height requirements above do not need a building permit, they must adhere to setback requirements and the guidelines above. No fence/wall shall encroach onto any alley or other public right of way. No fence/wall erected in the front yard shall exceed four (4) feet in height above the adjacent grade. No fence/wall erected in the side or rear yard shall exceed six (6) feet in height.
- ✓ Where a corner lot is present, the structure or fence will be required to adhere to corner visibility setback standards. No walls or other obstruction to view in excess of four (4) feet in height shall be placed on any lot within a triangular area formed by the property line and a line connecting them at points thirty (30) feet from the intersection of the property lines.
- ✓ Structures, fences and all other improvements, including footings, must be on the applicant's property. It is the applicant's responsibility to determine where the property line is. If a reliable reference for establishing the lot lines is not present, the Building Inspector may order that a land survey be made.
- ✓ Projects in the Commercial (C) and Highway Business District (HBD) require review by the Design Review Board.
- ✓ 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.