

Town of Pagosa Springs

Department of Building and Fire Safety

Building Inspections

How to Request an Inspection

A 24-hour inspection hotline is available for permit holders or their agents

Call (970) 264-4151 Ext 234 to leave a voice message with the following information:

- Name
- Building Address
- Telephone Number
- Type of Inspection

Inspections are scheduled the day following receipt of message.
Inspections will not be performed without required permits.



Inspection Information

Prior to Construction

- Post the approved Building Permit conspicuously at job site
- Approved Building Plans available on job site

Permit Extension – Written Request

- Outline the reason that the project is not complete
- Specify requested time (months) to complete project
- Document the items that are completed and items that need to be complete
- Note if any changes are planned from the original permit

Minimum Inspections Schedule:

TWO Foundation Inspections: Footing – Stem Wall

- Location verified for compliance with approved plans
- All excavations and trenches are completed
- All forms and reinforcing steel in place
- Inspection prior to scheduling concrete delivery

Framing

- Roof, framing, fire blocking, exterior sheathing, and bracing are in place
- Chimneys and vents are complete
- Rough plumbing, heating, and electrical are complete
- State plumbing inspector approved inspection – provide copy
- State electrical inspector approved inspection – provide copy

Plumbing - Rough

- Installed and tested with water or air, in accordance with the International Plumbing Code (IPC), and observed by the building inspector
- Gas piping is included in rough plumbing inspections

Mechanical - Rough

- All vents, rough-in ductwork, and draft stops should be completed in accordance with the International Mechanical Code (IMC)

Insulation – Energy

- Insulation installed in roof, ceiling and walls per approved plans
- For foam type insulation, provide insulation certificate
- Eave vents/baffles complete
- Windows/doors installed for compliance with Energy Code
- Window/door glazing (tempered glass) installed (IRC Section R308)

Drywall / Fire Resistive Assemblies

- Drywall should be complete and screwed or nailed in accordance with the International Building Code (IBC), Chapter 25 and International Residential Code (IRC) R317 Chapter or as submitted in approved plans by design professional
- Taping and texturing may occur after inspection
- Nailing inspections required for engineered diaphragm roof designs and engineered shear wall designs
- Fire Door(s) installed, self-closing and labeled
- Garage/living fire wall installed per approved plans

Temporary Certificate of Occupancy (TCO) – Pre-Final Inspection

Minimum Requirements to Obtain a TCO for a dwelling:

- All preceding inspections are complete and approved
- One completely working bathroom with shower or tub
- Kitchen sink installed and working
- Heating system (both furnace & water heater) installed and working
- Final approved by the Colorado State Electrical & Plumbing Inspector (copy provided)
- Health department final approved (septic or food license)
- Approval of storm drainage and surveyor's elevation certification or flood approval, where applicable
- All life-safety issues completed and tested such as smoke alarms, carbon monoxide detectors, combo sets
- Interior/exterior steps/stairs, handrails and/or guardrails complete
- If in a Wildfire Hazard Area, defensible space is recommended

Certificate of Occupancy/Completion - Final Inspection

- All proceeding inspections are complete and approved
- Site improvements – drainage/grading, landscaping, exterior lights are complete or an agreement is in place with Planning Department
- Building address numbers posted
- Construction site cleared of debris and excess building materials
- Driveway finished – gravel, asphalt or concrete
- Electrical, water, sewer, heating, and cooling complete and tested
- Property complies with all municipal and building codes
- Department of Building & Fire safety issues Certificate of Occupancy/Completion

A 24-hour notice is recommended for all inspections.

Please note: Inspections take place during business hours only Monday-Friday 10am-12pm.