

Routt County Regional Building Department Agricultural Building Permit Exemptions

Informational Handout

The Routt County Regional Building Department supports the Building Permit exemption offered to our Agricultural Community and property owners. We would like to offer additional benefits, information, and free support during the planning process prior to the construction of your new Agricultural Building. The service offered below is 100% optional and not mandatory prior to constructing your new Agricultural Building. Our goal in offering this new free service is to support the exemption, but provide you with outreach and education on a variety of topics to protect your investment and structure.



Agricultural Barn or Building Plan Review Services

- Free Plan Review services either on-site or in our office with a 24-hour advance notice.
- Plan Review service would provide you with assurance your building meets the exemption status for its intended use and design.
- Plan Review service would provide you important information on property line setbacks, setbacks from other existing structures, and water body setback distances.
- Plan Review service would provide you important information on Electrical, Plumbing, Mechanical, and Solar Permit requirements.
- Plan Review process would only take approximately **Fifteen Minutes**
- **Additional Option:** Foundation-Only Permit offered to provide you with a Permanent Inspection Record of the depth, size, and type of footing, pier, or foundation installed for your Agricultural Building. Having a record on file would save you time and money in the future, if you or a new owner choose to convert the barn into another type of use that would require a building permit.

PROTECT YOUR INVESTMENT

A building permit may not be required for construction of an agricultural building, but Plumbing, Electrical and Mechanical work in agricultural buildings are subject to permitting and inspections.



Agricultural buildings can be a costly investment. Heavy snow loads and high winds found in Routt County can influence the design and build. Routt County Regional Building Department will provide you with the snow load requirements per your location upon request. Additionally, it is important for you to know we have a wind design speed of 115 MPH, and a frost depth of 48 inches.

PROPER LOCATION OF AGRICULTURAL BUILDINGS- The placement of all structures must abide by the criteria set forth by the Routt County Zoning Regulations. Zoning may be confirmed by contacting the Routt County Planning Department at 970-870-5599 or online at www.co.routt.co.us. Restrictions may include, but are not limited to, property line setbacks, waterbody setbacks, skyline development, floodplain and height.

DISTANCE FROM HABITABLE DWELLING- Due to the build-up of dust from animal feed and excrement, as well as an abundance of combustible material in normal operation, agricultural buildings can pose a potential fire threat to adjacent areas and buildings. IBC Table 602 requires a separation of greater than or equal to 30 feet before additional fire protection is required. Be safe and smart and maintain proper setbacks from habitable dwelling units, please do not hesitate to call for free advice on maintaining a safe distance, which may vary, based on size and use.

ELECTRICAL REQUIRMENTS

Electrical wiring installed in agricultural buildings is subject to permitting and inspection requirements. Damp and wet locations, dust from feed and litter and corrosive agents from animal excrement are all present as part of normal operating conditions in agricultural buildings.



National Electric Code identifies Agricultural buildings and adjacent areas as a "Corrosive Atmosphere". Electrical wiring shall be installed as per 2017 NEC article 547 to prevent the deterioration and compromising of the electrical system. **NOTE- "Romex" or NM cable is NOT an acceptable wiring method for this application!!**



ELECTRICAL REQUIRMENTS

Grounding and Bonding requirements unique to agricultural settings are necessary due to the sensitivity of livestock to the slight potential between surfaces with which they are in contact. The wet or damp concrete common in animal confinement areas enhances this sensitivity.

PLUMBING AND MECHANICAL REQUIREMENTS

Plumbing and mechanical installed in agricultural buildings is subject to permitting and inspection requirements.



Sub-standard plumbing and mechanical venting/heating can allow dangerous gas to seep back in to a building, endangering the lives of you and your livestock. Contamination of water supply and improper drainage can lead to unhealthy environments for people and animals.

A signed “Plumbing Agreement” from the Routt County Planning Department must be on file prior to application for a plumbing permit from Routt County Regional Building Department.

WHAT TYPE OF PLUMBING IS ALLOWED IN AGRICULTURAL BUILDINGS?

- Agricultural barns or buildings built under this exemption are only allowed to have a sink or a bathroom within the Agricultural Barn space.

WHAT IS NOT ALLOWED TO BE INSTALLED IN AGRICULTURAL BUILDINGS?

- KITCHENS AND BREAK ROOMS ARE NOT ALLOWED
- LIVING ROOMS/ENTERTAINMENT ROOMS ARE NOT ALLOWED
- BEDROOMS ARE NOT ALLOWED
- LAUNDRY ROOMS ARE NOT ALLOWED
- FINISHED HABITABLE SPACE NOT INTENDED FOR AGRICULTURAL USE IS NOT ALLOWED

CONVERTING AGRICULTURAL BUILDINGS INTO HABITABLE LIVING SPACE

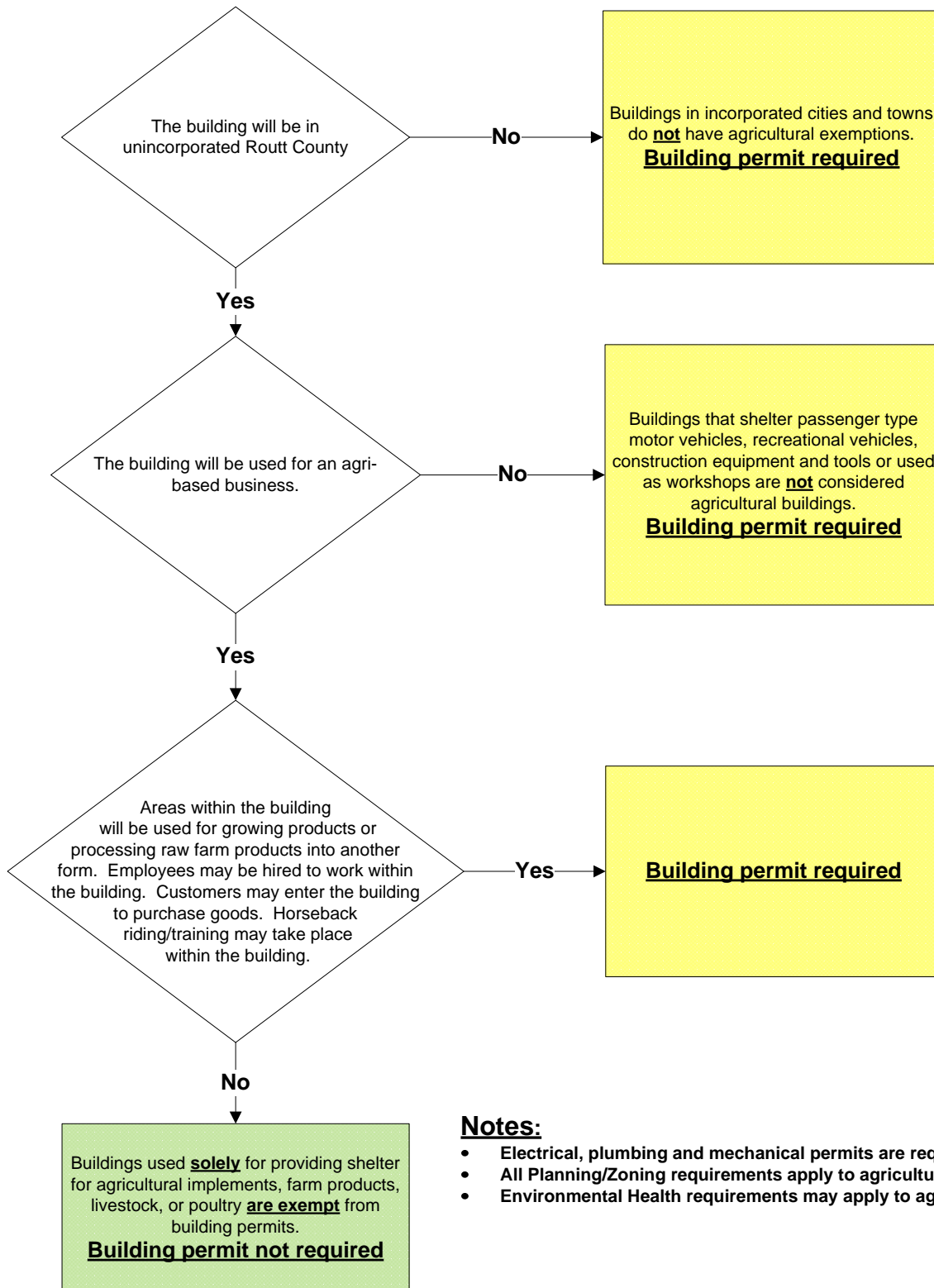


If you plan to convert an Agricultural building into a habitable space, a full building permit must be obtained prior to construction. Please contact the Building Department for support and information prior to moving forward with your project.

Agricultural Buildings Permit Exemption Flowchart

All buildings constructed, altered, enlarged, repaired, moved, demolished, or changed in occupancy or to install, convert or repair the electrical, plumbing or mechanical systems require a permit.

Routt County Resolution 85-064 – “...buildings or structures within Routt County...used for the **sole purpose** of providing shelter for agricultural implements, farm products, livestock, or poultry are hereby excepted from the requirements of any and all Building Codes pursuant to C.R.S. 30-28-201.”



Notes:

- Electrical, plumbing and mechanical permits are required for all buildings
- All Planning/Zoning requirements apply to agricultural buildings.
- Environmental Health requirements may apply to agricultural buildings.