

### **When does a homeowner need a building permit?**

A building permit is required at any time there is an addition, alteration, repair or conversion to the main structure or an accessory structure. Please see "BUILDING PERMITS - GENERAL INFORMATION" for a listing of work requiring a permit. If you have any questions about whether or not a permit is needed, contact Jennifer Schartz at 303-238-7803 x10.

### **The Homeowner as a Contractor**

As a homeowner you may obtain a building permit to work on your own property without a contractor's license. Although homeowners may obtain permits to perform work on their primary residence, they cannot obtain a homeowners permit for rental property. Additionally, a contractor's license is required for work on property intended for sale by a person engaged in the business of constructing or remodeling such structures.

If you employ subcontractors for all or part of the work, they must be licensed by the City of Edgewater to perform such work. A building permit will not be issued to a homeowner for work performed by unlicensed contractors. The permit holder is liable for completion of the job up to code standards. Contractors that suggest you as the homeowner obtain the required city permits, or even worse, that your project is done without required building permits, are attempting to shield themselves from accountability.

### **Applying for Building Permits**

You may obtain the appropriate permit form from the City Clerk's office. Submittal requirements will depend upon the complexity of the project. Homeowners are permitted to draw blueprints for small projects, when the structure elements are not altered. It is suggested that for complex projects, as design professional be employed to provide the drawings.

### **Calling for Inspections**

As work progresses, call 303-462-1955 to schedule an inspection. Inspections are normally made the following business day, so it is wise to anticipate when they are needed to prevent delays. No inspections will be made on subcontracted work done by an unlicensed subcontractor. The final inspection is the last step in the permit process, and is your certification that the work has been satisfactorily complete according to the adopted codes.