

NEW RESIDENTIAL APPLICATION CHECKLIST

This list provides submittal requirements for SAFEbuilt Colorado and the Town of Wellington

Applications to be completed with the form provided by Town, or by filling application field through Community Core electronically. The following documents will need to be submitted with application.

All plans that are designed by an architect, engineer or surveying company must be stamped/sealed verifying licensing through the State of Colorado

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD*	WIND DESIGN				SEISMIC DESIGN CATEGORY*	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP*	ICE BARRIER UNDERLAYMENT REQUIRED*	flood HAZARDS*	AIR FREEZING INDEX*	MEAN ANNUAL TEMP*
	Speed* (mph)	Topographical effects*	Special wind region*	Windborne debris zone**		Weathering*	Frost depth	Termite*					
30psf	115Vult	-	No	-	B	Severe	30"	Slight to moderate	1	Yes	-	1000	45

Adopted Building Codes- 2018 IRC, 2018 IECC, 2023 NEC

_ Plot Plan *All plans that are designed by an architect, engineer or surveying company must be stamped/sealed verifying licensing through the State of Colorado

- Address/Legal description/Subdivision (if applicable)
- Lot dimensions, adj street names, easements, unique geographical elements, drawn to scale with north arrow
- Proposed building footprint including all cantilevers, roof covers, decks, balconies, patios, stairs to be identified with dimensions from property lines* and other potential existing structures on the lot (detached garages, sheds, etc.)

* Property lines are to be legal property lines, not to be defined by streets, sidewalks, or fences

_ Soil Report/Foundation Design

- All foundations to be site specific, stamped designs by a Colorado, licensed design professional based on engineered, stamped soils report and local design criteria
- Include all designed footings, pads, wall sections, rebar, voids, windows/wells, drains, etc.

_ Designed/Engineered Structural Plans *All plans that are designed by an architect, engineer or surveying company must be stamped/sealed verifying licensing through the State of Colorado

- Structural elements to be shown to include all spacing and sizing including beams, floors, blocking, walls, wall bracing, portal wall framing details, posts, headers, decks, and roofs in accordance with local design criteria
- All connectors, brackets, fasteners, and fastener patterns to be specified
- Manufactured truss systems will require stamped, engineered details, profiles, and layout sheets to be available on site at time of rough frame inspection

_ Fire Protection of Floors

- Under-floor fire protection required at unfinished basements and applicable crawlspaces
- See methods below

_ Architectural Plans *All plans that are designed by an architect, engineer or surveying company must be stamped/sealed verifying licensing through the State of Colorado

- Floor plans for all levels to include dimensions and sizing for rooms (to be identified), windows, doors, plumbing and mechanical fixtures/appliances, stairways, etc.
- Wall section detail from bottom of footing through top of roofline detailing wall assembly materials and insulation values
- Stair cross section and notation to include rise/run, stair openings, guard, and grab rail details
- Elevations to include all sides detailing exterior materials, windows/doors, decks/patios/covers, roof materials and pitches
- Radon system detail and location

_Energy Code Compliance Documents

- Prescriptive method will require sufficient construction documentation and drawings to show complete compliance with the IECC (to be reflected in architectural wall section)
- Performance/Rated designs (i.e., REScheck, or Energy Compliance Report from approved energy rating company)
- HVAC/Energy manuals D, J, and S (to reflect insulation values with energy design)

MANUAL J DESIGN CRITERIA"							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
5200	40°N	5°	91°	.85	70°	75°	65°
Cooling temperature Difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity	—
16°	15mph	7.5mph	61	H	30%	50%	—

Fire protection of floors R302.13 (Methods)

Unfinished basement and applicable crawlspace (see exception 2) ceilings shall be provided with a 1/2" gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or another approved equivalent sprinkler system (will need to provide full calculations and layout design)

2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
 - 3.1. The aggregate area of the unprotected portions does not exceed 80 square feet per story
 - 3.2. Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance
5. For floor assemblies located over a basement or crawlspace, mechanical equipment rooms not larger than 80 square feet constructed per sections R302.13 with minimum ½" gypsum wallboard on the enclosing walls and a self-closing weather-stripped solid door
6. Floor assemblies located over a basement or crawlspace, with mechanical equipment rooms not larger than 80 square feet may be constructed per Exception #4, using fire treated I joists only above furnace closet area with minimum ⅝ inch Type X gypsum wallboard on the enclosing walls and a self-closing weather-stripped solid core twenty-minute rated door and frame
7. For floor assemblies located over a basement or crawl space with a mechanical equipment room not larger than 80 square feet may be unprotected if a fire sprinkler head is installed in accordance with section P2904 or the International Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop

The applicant will be contacted by SAFEbuilt for any additional information that may be needed to complete the plan review. When the permit is issued, you will download/print an approved set of plans that must remain on the job site throughout the construction process including final inspections. The approved job site plan shall be identical to Town of Wellington approved site plan. Changes to the Approved site plan must be approved by the Town of Wellington prior to implementation