**Remodel/Additions**

- **Additions to Existing Buildings:** Additions to any building or structure shall comply with the requirements of the International Building Code for new construction. An existing building together with its additions shall comply with the height and area provisions of Chapter 5 of the International Building Code.
  - New additions to existing structures cannot encroach into or over an existing lot line, property line or dedicated easement. A vacation or replat may be required to formally remove these boundary lines prior to issuance of a building permit for the new addition. Please contact a Real Property representative by calling 303-739-7300.

- **Alterations of Existing Buildings:** Any work being done within an existing structure shall comply with the construction requirements of the 2009 International Existing Building Code (IEBC). This code shall apply to the repair, alteration, change of occupancy, addition and relocation of all existing buildings, regardless of occupancy.

- **Change of Occupancy:** No change in the type, use or division of the occupancy of the most recent Certificate of Occupancy (CO) on record may be made without a new Certificate of Occupancy. A change of occupancy must comply with the 2009 IEBC. Please take notice of the occupancy separation requirements in Sections 912.1.1.1 and 912.1.1.2.
  - 912.1.1.1 Change of occupancy classification without separation.
  - 912.1.1.2 Change of occupancy classification with separation.

- **Plan Review and Permit Requirements:** Before the proposed reuse of the structure can be approved for occupancy, the following processes are required:
  - A demolition permit is required to be obtained prior to removal of the structure.
  - A building permit is required prior to the construction of the new addition.
    - New plans for the proposed use must be submitted to the Building Division for plan review and permitting. Clearly differentiate new work from existing construction on the submitted drawings in a clear graphic manner that can be reproduced in black and white
    - Inspection and final approval of the proposed use will occur at the conclusion of the field inspections.