



385 Kimbark Street, Longmont, CO 80501
T 303-651-8332 F 303-651-8930
building.inspection@longmontcolorado.gov

Building Guides

General Permit Information

A building permit is required anytime there is an addition, alteration, repair or demolition to the main structure or accessory structure on a lot or parcel.

Replacement fences require permits no matter the amount of fence being replaced.

Replacing one type of fencing with another type, such as changing a chain link fence to a wood privacy fence, requires a permit. Changing the location of an existing fence requires a permit.

Replacing an existing fence, which has deteriorated to the extent of needing repair with the same type of fencing material at the same location at the same height, also requires a permit. A "privacy screen" not located on a property line such as one installed around a patio for privacy, does not need a permit if it is not structural i.e. with stakes in the ground.

The issuance of permits and subsequent inspections of the work performed ensures that all construction in the city is safe and in compliance with the City of Longmont Land Development Code and adopted International Building Code (IBC). The primary purpose of the code is to ensure a safe and healthy environment for the citizens of Longmont.

Permits are reviewed and issued at the Building Inspection Division office located at the Development Services Center, 385 Kimbark St. The office is open from 8:00 AM to 5:00 PM Monday - Friday. Call (303) 651-8332 for information.

As a homeowner you can act as your own contractor and work on the property where you reside without a contractor's license. You may subcontract parts of a project. Anyone you hire, however, must be insured and licensed with the City of Longmont. In additions, you are responsible for obtaining inspections and written approvals on the permit card. *Exception: electricians and plumbers are also licensed with the state and must obtain permits for all work they do.*

Fences

Permit Application

Please submit the following to apply for a Building Permit to construct a fence:

- ⇒ Permit application form.
- ⇒ Improvement Location Certificate (ILC) of your lot. Please show all setbacks and fence location dimensions. In cases of replacement, some detailed plot plans may be accepted on a case by case basis. Building Inspection might have a copy of either an ILC or plot plan that we can send to an applicant.

The Permit application may be picked up at the Building Inspection front counter located at the Development Services Center, 385 Kimbark Street or you may download a copy from our Web Site: <https://www.longmontcolorado.gov/departments/departments-a-d/buildinginspection/applications>) or apply online at: <https://aca.ci.longmont.co.us/CitizenAccess/>

Scheduling Inspections

Requests for inspections online: <https://aca.ci.longmont.co.us/CitizenAccess/>

Home owners can schedule by leaving a voicemail at (303) 774-4595 Inspections scheduled before or by 4 p.m. will be done on the following business day. **It is NOT necessary for you to be present for fence inspections.**

Please Note:

- ⇒ **INSTALLER'S RESPONSIBILITY:** It is the fence installer's responsibility to know and abide by the relevant provisions of the approved site plan for the property and Longmont's adopted building codes and the adopted amendments.
- ⇒ **PROPERTY OWNER'S RESPONSIBILITY:** It is the property owner's responsibility to be aware of any rule or standard as part of a home owners' association that may affect the fence construction.
- ⇒ **NOISE:** Section 10.20.100 of the Longmont Municiple Code prohibits making unreasonable noise which would cause a person of ordinary sensitivities significant annoyance and irritation.
- ⇒ **CONSTRUCTION DEBRIS & TRASH:** The Longmont Municipal Code requires debris and trash be contained on the job site.
- ⇒ **BEFORE DIGGING:** *ALWAYS* call the Utility Information Center at 811 to locate underground utility lines. Allow 3-5 working days for the lines to be located and marked.
- ⇒ **CAUTION:** If you do work, or have any work done without obtaining a permit, you could be incurring liability in the event of a fire or accident related to the work. In some circumstances, your insurance could be invalidated.

Fences

General Information

Prohibited

Fences constructed of barbed wire, tin or sheet metal, or partly of any of those materials, are prohibited, Electric Fences; Except for low-voltage, commercially available "invisible fences" used to contain domestic pets, it is a violation of this development code to construct or maintain any fence capable of being charged with electricity.

Wood Species

Any species of wood may be used for fencing above ground provided that any wood in contact with concrete or earth should be either pressure treated or having natural resistance to decay.

Posts

Embedded in the concrete or earth a minimum of 24" deep and 8' maximum apart. Posts are 4" X 4" or larger. Redwood, Cedar or pressure treated lumber is suggested.

Utilities

Electric meters located on the front 1/4th of the house may not be fenced in. Fences should not block entry to meter locations or fire hydrants or be constructed in easements where periodic access for maintenance or drainage precludes blocking.

Specific Information For Fence Construction

Please be aware that all fencing must be built to code as far as setbacks, and required yards are concerned, which means that there may be some locations on the property where a privacy fence would not be allowed to be constructed.

Front Yard Fences On Individual Lots Or Parcels

Fences, barriers, walls, or other obstructions shall not be placed or constructed in the front yard of a lot between the front lot line and any portion of the front facade of the building unless they comply with the following criteria:

- ⇒ The fence or wall is at least fifty (50) percent transparent (not opaque) and does not exceed forty-two (42) inches in height.
- ⇒ All fences shall have the finished (smooth) side facing the public right-of-way, common open space, or other public areas, as applicable.
- ⇒ Chain-link or other woven-wire fences are prohibited in the front yard of a lot or parcel located in a residential zoning district, except for temporary chain-link/woven-wire fences used during construction and replacement of existing (non-conforming) fences.

Height Limits

Except as stated or limited in chapter 15.05.100 of the Longmont Land Development Code, the maximum height for fences and walls shall be six (6) feet for fences/walls located on residential property and eight (8) feet for all other fences and walls.

(Continued on page 4)

Fences

Corner and Reverse Corner Lots—Street Line Fences. On any corner lot or reverse corner lot in any residential zone, a privacy fence may be constructed along the street side portion of the side yard and rear yard, subject to the following safety considerations:

1. The fence or wall shall be located outside of the right-of-way and set back a minimum of one foot from any sidewalk along the street.
2. Gates in the fence shall open toward the yard rather than the sidewalk.
3. The fence or wall shall comply with city sight distance requirements. See page 5.
4. In order to preserve sight distance, an unobstructed view shall be maintained. Sight distance requirements are addressed in the city standards. The city may require greater distances in certain high-volume or high-speed traffic intersections.

Fence Construction For Residential Swimming Pools and Spas

All swimming pools having a depth greater than twenty-four inches and all hot tubs and spas shall be enclosed by fencing according to the adopted International Building Code and Longmont Municipal Code and shall be of a type that is not readily accessible by children and that contains no opening larger than four inches. Fencing shall be not less than four feet in height and, if equipped with a gate, shall have a latch according to the City's adopted codes. In lieu of fencing, spas and hot tubs may have a lockable cover capable of supporting a minimum of one hundred fifty pounds, and such cover shall be locked when such spa or hot tub is not in use. Any fence constructed under this subsection shall comply with the rules and regulations governing fencing.

PLEASE NOTE:

- ⇒ Fences must be erected on the property that the permit is issued for.
- ⇒ Property Owners are responsible for locating property lines, the City does not provide this service.

Fences

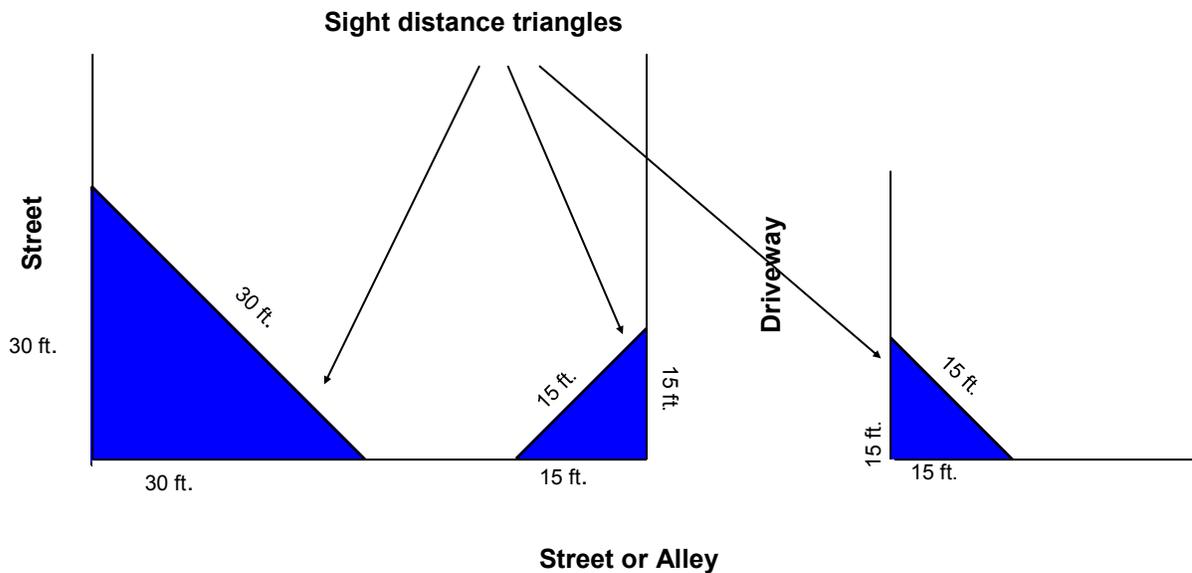
Sight Distance Triangle

Fences shall not interfere with the public safety, and shall not interfere with the safe movement of motor vehicles, bicycles, or pedestrians. In order to preserve sight distance an unobstructed view shall be maintained within the triangular sight distance area on your property.

The triangular sight distance area is measured as follows:

- ⇒ At the *intersection of two streets, or where a street intersects an alley*: a triangle defined by measuring thirty feet in length along each curb or edge of roadway from their point of intersection, the third side being a diagonal line connecting the first two.
- ⇒ At the *intersection of the street and a driveway*: a triangle defined by measuring fifteen feet in length along the edge of the driveway and along each curb or edge of roadway from their point of intersection, the third side being a diagonal line connecting the first two.

EXAMPLE:



Within this triangular area no *fences or landscaping LESS than 50% open*, shall exceed a height of thirty-six inches above the grade of the lower roadway.

Fencing or other landscape elements are excepted from the thirty-six inch height limitation provided the fence or other elements do not exceed forty-two inches and are at least fifty percent open so that sight distance is not impaired.