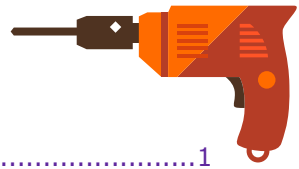
CITY OF AURORA

DIY & DO IT RIGHT

Home Improvement Handbook

AuroraGov.org/Building

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Skip the Trip

Save time and skip the line! The city of Aurora Building Division offers a number of services online. Go to Aurora4Biz.org to renew contractor and supervisor licenses, schedule building inspections and review inspection results, submit plans for review and apply for a new permit.



Do It Right: Resources

A list of residential home improvement permits is located at the end of this book.

City of Aurora Building Division

Permit Center
15151 E. Alameda Parkway, Second Floor
Aurora, CO 80012
303.739.7420 or permitcounter@auroragov.org
AuroraGov.org/Building
Hours of operation:
Monday, Tuesday, Thursday, Friday, 7:30 a.m. to 4:30 p.m.
Wednesday, 8:30 a.m. to 4:30 p.m.

City of Aurora Office of Development Assistance
15151 E. Alameda Parkway, Fifth Floor
Aurora, CO 80012
303.739.7345 or oda@auroragov.org

City of Aurora Planning & Development Services
(Land use and zoning issues)
15151 E. Alameda Parkway, Second Floor
Aurora, CO 80012
303.739.7217 or planning@auroragov.org

City of Aurora Public Improvements and Engineering Divisions
15151 E. Alameda Parkway, Third Floor
Aurora, CO 80012
303.739.7300 or publicworks@auroragov.org

Aurora Water
15151 E. Alameda Parkway, Third Floor
Aurora, CO 80012
303.739.7195 or aurorawater@auroragov.org



Introduction

It takes everyone in a community to keep our homes, schools, office buildings, stores and other facilities safe.

Whether you do it yourself (DIY) or hire someone to do it for you, the city of Aurora wants to work with you to make sure your home improvement job is done right.

The information in this handbook will help you learn more about building safety and the role that building codes and permits play in your everyday life. We'll also give you suggestions on selecting a contractor, and review some of basic requirements for the top 10 most common home improvement projects.

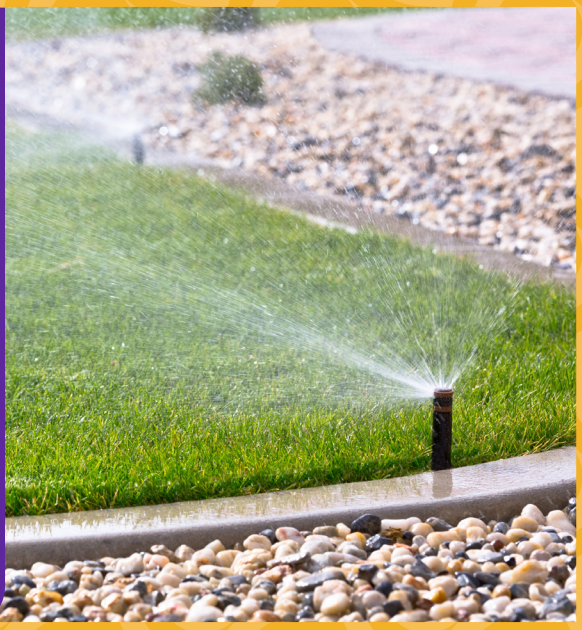
As you embark on your next project, Aurora's Building Division is here to help you along the way. Call 303.739.7420 or chat with us online at AuroraGov.org/Building during regular business hours, or visit our website around the clock for information.

Information in this handbook is subject to changes and updates. Contact the Building Division to verify all rules and requirements before proceeding with your project.

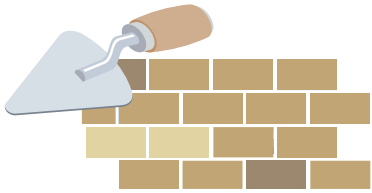
Please Note:

Lawn/sprinkler permits may be required for some landscaping projects.

Please contact Permit Center at 303.739.7420 or visit us online at AuroraGov.org and search lawn permits.



Do It Right: Building Permits



What is a building permit, and why do I need one?

The building permit process:

- Provides legal permission to proceed with a construction project
- Ensures a project's plans comply with local requirements for land use, zoning and construction, which benefit both you and the community to guarantee safe construction practices that protect people and assets
- Closely examines structural integrity, zoning, sanitation, water and sewer lines, fire resistance and electrical service

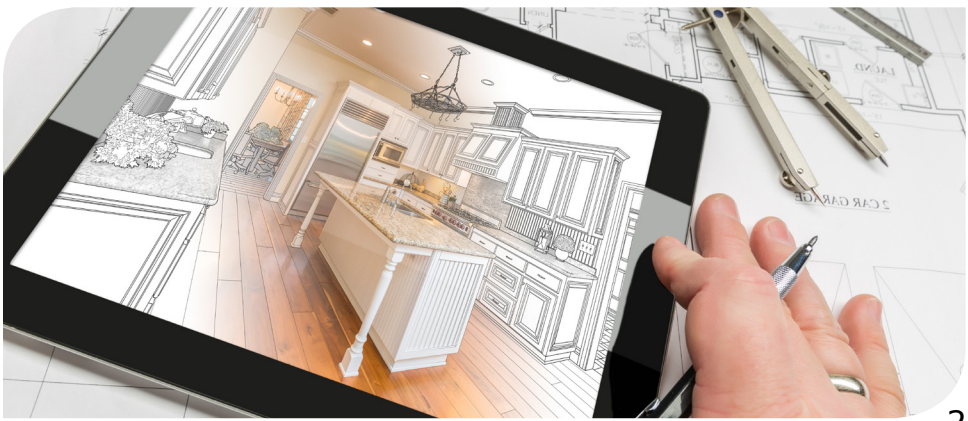
In some cases, it might seem easier to handle a construction project without obtaining a permit, or a contractor might suggest skipping that step to save a few bucks. But you may end up paying a higher price in the end.

For example, if and when you try to sell your house, the buyers' home inspection may uncover remodeling or additions that were not properly permitted and may not be completely up to city code. This may prevent a home sale, and may require that you redo the work—this time with a permit.

In a more dangerous scenario, poor workmanship could leave you with faulty wiring or an improperly installed water heater, creating a potential fire, flood or gas leak hazard.

When is a building permit needed?

A permit is needed to renovate a kitchen or install air conditioning, but is typically unecessary for minor work such as repairing drywall or adding shelving units. Discussing plans with a code official before starting work also will help determine whether a permit is necessary. To find out if a permit is required, view the chart in the back of the book. If more information is needed, please contact the Building Division.



Permits are generally required for the following:

- New buildings (sheds, detached garages, etc.)
- Major home additions (bedrooms, bathrooms, family rooms, etc.)
- Residential work such as decks, garages, fireplaces, pools, water heaters, etc.
- Major renovations (garage, basement finishes, kitchen expansions, re-roofing)
- Electrical system changes or repairs
- Plumbing system changes or repairs
- HVAC (heating, ventilation and air-conditioning) changes or repairs
- New seed, sod or automatic sprinkler systems

What is a building code?

A building code is a set of rules that define minimal standards for construction. Codes exist to ensure that buildings are safe and accessible. Individual municipalities adopt and follow specific model codes, but these codes can vary from city to city. Also, local jurisdictions can add to or modify parts of the codes they adopt. The current adopted codes in Aurora can be found online at AuroraGov.org/Building.

Building codes used in Aurora are:

- International Building Code
- International Residential Code
- National Electrical Code
- International Plumbing Code
- International Mechanical Code
- International Fuel Gas Code
- International Energy Conservation Code

Why is a building permit beneficial?

It increases value. Your home or business is an investment. If your construction project fails to comply with community codes, the value of your investment could be reduced. Property insurers may not cover work done without permits and inspections. If you decide to sell a home or building that's been modified without a permit, you may be required to tear down an addition, leave a structure unoccupied or make repairs.

It protects against liability. Owners who can show code requirements were met, as demonstrated by official city records, have a strong ally if something happens to trigger a potentially destructive lawsuit.

It ensures safety. With a permit, a code official can protect the public by reducing the potential hazards of unsafe construction. By following code guidelines, your completed project will meet minimum standards of safety and will be less likely to injure you, your family and neighbors.

5 EASY STEPS to get a building permit



Talk with us: Whether doing it yourself or using a contractor, the property owner or person hired to do the work is responsible for obtaining all necessary permits. Working with the city's expert code officials is a worthwhile investment in your project because they will help you avoid problems that could cost time and money. A code official will ask questions, such as what you plan to do and where, discuss any code requirements, and refer you to other city divisions for approval if other permits or approvals are necessary.



Submit an application: This process provides an opportunity to describe the job in detail and provide sketches or plans. A code official will review your plans and determine if the project complies with local requirements. If the requirements are met, a permit is issued. If not, the code official may suggest solutions to help correct the problem and allow the project to move forward.



Receive a permit: Once a building permit is issued, you are legally free to begin work. A permit fee is collected prior to permit issuance, and is used to cover the cost of the application, the review and the inspection process.

The building permit must be kept at the construction site and made available to the building inspector upon arrival for inspections. If your project required the submittal of plans and specifications, a set of plans stamped "Approved Plans" must be kept on site.

Building permits are temporary documents, and the permit will expire if the work it covers does not begin within six months or is not completed within one year. Expired permits may be renewed or extended, but it is usually a good idea to secure a permit as close as possible to when work will begin.



Call for inspections: The city requires on-site inspections to make sure the work conforms to the permit, city codes and plans. Again, this is a chance to tap into the expertise of a code official regarding project questions or concerns that may potentially ward off costly mistakes.

Call 303.739.7420 to request visits one day in advance. Inspectors also are available for no-cost "consultations" during construction when the inspector will answer questions about the project and explain what will be reviewed during the actual inspection.



Receive final approval: When the construction is complete and code compliance is met, a code official will provide you with documentation that the permit has been closed, giving you the personal satisfaction of a job done right.

Do It Right: Contractors



The key to hiring a contractor is to be informed.

First, we suggest finding a reputable contractor who can complete the work on time and within your budget. The goal is to avoid high-pressure sales tactics, unnecessary inflation of contract costs, unacceptable work, unreturned phone calls or other unethical behavior.

It can be challenging to find a contractor with the necessary experience and qualifications. But armed with knowledge, any homeowner can be empowered to locate the best contractor for a project.

11 TIPS for finding the right contractor

1. **Define your project clearly before starting**. Have a specific idea in mind before calling a contractor. Gather ideas from publications and online. Create a rough sketch and notes to give a potential contractor a better sense of your expectations.

2. **Only hire an Aurora-licensed contractor**. A listing of licensed contractors is available at AuroraGov.org/Building (select "contractor lookup"). Unlicensed contractors are required to apply for a valid contractor's license through the city. Avoid any contractor without a city-required license.

3. **Ask around**. Before hiring a city-licensed contractor, ask the Building Division if the contractor has had any violations. Talk with friends, neighbors and others to see if the company is reputable and professional.

4. **Beware of anyone who shows up out of nowhere**. If references cannot be verified or no fixed business address can be identified, move onto the next applicant.

5. **Get multiple estimates**. Prior to hiring a contractor, acquire at least three separate written estimates to find a suitable contractor at the best value for your construction needs.

6. **Verify building permits**. Make sure the contractor has obtained all necessary building permits, and beware of any contractor who says a building permit is not required. Work cannot start prior to the building permit being issued. Doing otherwise can result in fines and court appearances, and if plans are rejected, can result in removal of all work done at the owner's expense.

7 **Inquire about workload**. Find out how many projects the contractor has lined up to ensure the job gets done on time.

8 **Get everything in writing**. Ensure all details and verbal promises are included in a written contract, which should include a start and finish date and a penalty clause for failure to complete work on time. Check to see if any permit fees are included.

9 **Never sign a contract with sections that have been left blank**. The contract should list the warranties on all materials to be used, a complete description of the work to be performed, financial terms and payment schedules, and confirmation that all debris will be removed and the site cleaned up.

10 **Price is not the only determining factor**. Don't always choose the lowest bid. If estimates for the same work vary widely, find out why to avoid poor workmanship, substandard materials or other potential negative costs of a seemingly great deal.

11 **Make a reasonable down payment**. Never pay for the entire job up front, no matter what is promised. Money is the ultimate leverage. Don't make the final payment until you are completely satisfied with the work and all inspections have passed. Make sure to pay promptly once you are satidfied.





Do it Right: Top 10 Improvement Projects

1. Basement Finish Converting a dark and dingy basement into a bright and inviting family room or home theater area is a great way to increase the value of your home and expand your living space. However, there are some building code issues that must be considered when taking on a project like finishing a basement. These include providing adequate egress from a living area and making sure there is enough heat and lighting.

Tips for doing it right:

- Contact the Building Division to obtain a building guide outlining issues related to this project type.
- Submit a plan to the Building Division for review and approval that shows the existing basement and rooms to be finished. Staff will make sure that all code requirements are addressed and plans meet current building standards.
- Once the permit is approved and paid for you can start construction.
- During construction, city building inspectors will need to check the work to make sure it matches the approved plans, and the adopted building codes.
- Contact inspectors at any time for free project consultations on what they look for during inspections and how to complete the project so that it meets all building codes.



2. Decks Installing a new deck or replacing an existing deck is a pretty common project for DIY homeowners. However, structural integrity is the most important factor in any deck building project; a collapse of an improperly designed deck can be dangerous or even fatal. Going through the city permitting process will ensure the new deck is safe and structurally sound.



Tips for doing it right:

- Contact the Building Division to obtain a building guide outlining issues related to this project type.
- Submit a project plan and plot plan to the Building Division for review and approval. The plot plan also will be reviewed for compliance with setbacks to property lines and utility easements.
- Once plans are approved, you will need to pay for the building permit. You then may start construction.
- During construction, city building inspectors will need to check the work to make sure it matches the approved plans, and the adopted building codes.
- Contact inspectors at any time for free project consultations on what they look for during inspections and how to complete the project so that it meets all building codes.



3. Roof Replacement Every home has a roof, and every roof will eventually need replacement regardless of how well it was installed. Roof replacement requires a building permit to ensure that the materials and installation meet the current building codes.

As a homeowner in Aurora, you can do the work yourself. You will be responsible for making sure all work meets code and passes all inspections.

Tips for doing it right:

- Contact the Building Division to obtain a building guide.
- Secure a building permit, which requires the scope of the roofing work and who will perform the actual roof removal and installation.
- During construction, city building inspectors will need to inspect work to make sure it matches the approved plans, and the adopted building codes.
- After your permit is issued, contact inspectors at any time for information and consultations on what they look for during inspections and meet all required building codes.



4. Patio Covers Building a patio cover onto a home is a fairly straightforward home improvement project. However, since most of the project must be done while standing on ladders or scaffolding, it's often made more difficult because it usually requires assistance from several people.



Tips for doing it right:

- Contact the Building Division to obtain a building guide outlining issues related to this project type.
- Submit a project plan and plot plan to the Building Division for review and approval. The plot plan also will be reviewed for compliance with setbacks to property lines and utility easements.
- Once plans are approved, you will need to pay for the building permit. You then may start construction.
- During construction, city building inspectors will need to check the work to make sure it matches the approved plans, and the adopted building codes.
- Contact inspectors at any time for free project consultations on what is looked for during inspections and how to complete the project so that it meets all building codes.



5. Water Heaters As a homeowner in Aurora, you may replace a water heater yourself. You will be responsible for making sure all work meets the building code and passes all inspections.

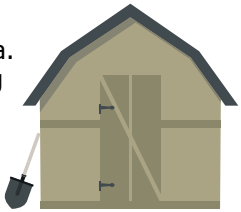
Tips for doing it right:



- Apply for a water heater replacement permit from the Building Division and include its capacity and whether it is electric or gas.
- City building inspectors will need to check on the work to make sure it meets the adopted building codes.
- Contact inspectors at any time for free project consultations on what they look for during inspections and how to complete the project so that it meets all building codes.



6. Sheds A building permit is required to build sheds that are larger than 120 square feet in floor area. For sheds smaller than this, you do not need a building permit, but you will still have to comply with the city's Zoning regulations on where the shed may be placed on your property. For information, call 303.739.7420.



Tips for doing it right:

- Submit a project plan and plot plan to the Building Division for review and approval. The plot plan also will be reviewed for compliance with setbacks to property lines and utility easements.
- Once plans are approved, you will need to pay for the building permit before starting construction.
- During construction, city building inspectors will need to check the work to make sure it matches the approved plans, and the adopted building codes.
- Contact inspectors at any time for free project consultations on what they look for during inspections and how to complete the project so that it meets all building codes.



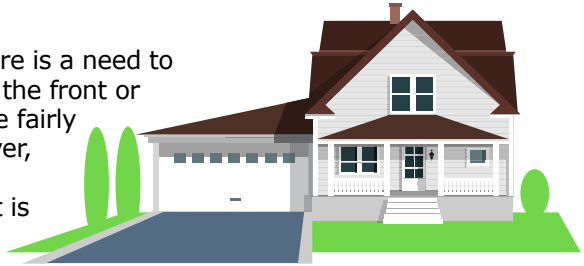
7. Interior Remodels: Kitchen/Bath There are a variety of remodeling projects that can be done in your home to update a kitchen or bathroom, some of which require a permit. As a general guideline, if your remodeling work entails changing anything within the wall space (i.e. wiring, plumbing, etc.), a building permit is needed. To ensure that the remodeling work is code compliant contact the Building Division to speak to a staff member about your project.

Tips for doing it right:

- Replacement of cabinets, countertops, sinks, toilets and appliances usually do not require a permit. However, moving a sink, toilet or bathtub, changing an oven/ stove from gas to electric or installing a new range or exhaust hood will require building permits.
- Most remodeling projects can be permitted without plan submittal, and performed by the owner of the home without having to hire a contractor. Call the Building Division to verify that no permit is required.



8. Driveways When there is a need to expand your parking surface to the front or rear of the home, it can be done fairly easily with a city permit. However, if you are only replacing the driveway "like for like," a permit is not required.



Tips for doing it right:

- Apply and pay for a public improvement permit, if required.
- Submit a plot plan to the Building Division for a new driveway for review and approval by the Engineering and Zoning divisions. These divisions will look at setbacks, utility easements and property drainage.
- The front yard may be made up of no more than 40 percent concrete, and driveways must be at least three feet from the property line.



9. Additions: Three-season Rooms/ Sunrooms and Patio Enclosures

Constructing an addition, a sun room or seasonal-use room or enclosing your existing patio cover are less expensive ways to expand your home's living space. To make certain that the new living space is safe and structurally sound, a city building permit must be obtained.

Tips for doing it right:

- Contact the Building Division to obtain a building guide outlining issues related to this project type.
- Submit a project plan and plot plan to the Building Division for review and approval. The plot plan also will be reviewed for compliance with setbacks to property lines and utility easements.
- Once plans are approved, you will need to pay for the building permit. You then may start construction.
- During construction, city building inspectors will need to check the work to make sure it matches the approved plans, and the adopted building codes.
- Contact inspectors at any time for free project consultations on what they look for during inspections and how to complete the project so that it meets all building codes.



10. New Detached Garages



To guarantee a safe and structurally sound garage, a city building permit is required. Start by submitting a plan to the Building Division for review and approval before work begins. Be sure to pick up a building guide first to understand what information the city will need to review your project.

Tips for doing it right:

- Contact the Building Division to obtain a building guide outlining issues related to this project type.
- Submit a project plan and plot plan to the Building Division for review and approval. The plot plan also will be reviewed for compliance with setbacks to property lines and utility easements.
- Once plans are approved, you will need to pay for the building permit. You then may start construction.
- During construction, city building inspectors will need to check the work to make sure it matches the approved plans, and the adopted building codes.
- Contact inspectors at any time for free project consultations on what is looked for during inspections and how to complete the project so that it meets all building codes.

A Special Note about Fences

An ordinance change several years ago eliminated the requirement of a fence permit for the installation of fences that are seven feet tall or less. This applies to both new and replacement fences.

Contact Planning & Development Services for questions regarding the change to the fence ordinance. Despite not needing a permit to construct fences of this height, all fences must still comply with city code requirements regarding their construction, location and materials.



Do it Right: Residential Home Improvement Permits List

AuroraGov.org/Building • 303.739.7420

Work	Permits?	Conditions	Plan Submittal?	Inspections?**
Additions	Yes	Always	Yes	F, M, P, E
Air conditioning (central)	Yes	Always	No	M, E
Air conditioning (window)	No	No permit unless hard-wired	No	
Alarm systems (fire/burglar)	No	Unless changes are made to panel	No	
Appliances	No	Unless new install where none existed	No	
Attic conversion	Yes	Always	Yes	F, M, P, E
Attic fans	Yes	Always	No	F, E
Awnings	No	Unless on commercial building	No	
Barns	Yes	Always	Yes	
Basement finish	Yes	Always	Yes	F, M, P, E
Bathroom remodel	Yes	Unless cosmetic only; contact Bldg. Div.	Yes	Varies
Boiler installation / repairs	Yes	Always	No (unless >400K btu)	P,M,E
Brick work / repair	Yes	Unless repairing existing	No	F
Cabinet replacements	No	Unless install requires plumbing changes	No	
Carports	Yes	Always	Yes	F
Concrete patio	No	Unless over 30" above grade	No	
Converting garage to living space	Yes	Always	Yes	Varies

Inspections key: F = Framing/Structural inspection • M = Mechanical inspection • E = Electrical inspection • P = Plumbing inspection • R = Roofing inspection PI = Public Improvement Inspection • AW = Aurora Water Inspection **Depending on your project, additional inspections may be required.

Work	Permits?	Conditions	Plan Submittal?	Inspections?**
Countertop replacements	No	Unless install requires plumbing changes	No	
Covered patios	Yes	Always	Yes	F
Demolition	Yes	Always	No	F
Decks - less than 30" above grade	Yes	If attached to house	Yes	F
Decks - more than 30" above grade	Yes	Always	Yes	F
Door replacements - exterior	No	Unless new opening is made in house	No	
Door replacements - interior	No	Fire-rated door required to garage	No	
Driveways	Yes		No	PI
Egress window installation	Yes	Always	No (unless new opening)	F
Electric vehicle charging stations	No	Unless system is hard wired	No	E (if needed)
Electrical service change	Yes	Always	No	E
Electrical - aluminum wiring	No	Unless permit is desired	No	
Electrical - light installation	No*	*Unless new device is installed where none existed	No*	E
Electrical - light replacements / repairs	No*	*Unless new device is installed where none existed	No*	E
Electrical - repair or replace switches/outlets	No*	*Unless new device is installed where none existed	No*	E
Electrical - smoke detectors	No*	*Unless new device is installed where none existed	No*	E
Electrical - carbon monoxide detectors	No*	*Unless new device is installed where none existed	No*	E

Inspections key: F = Framing/Structural inspection • M = Mechanical inspection • E = Electrical inspection • P = Plumbing inspection • R = Roofing inspection PI = Public Improvement Inspection • AW = Aurora Water Inspection **Depending on your project, additional inspections may be required.

Work	Permits?	Conditions	Plan Submittal?	Inspections?**
Enclosing a patio	Yes	Always	Yes	F, E
Fences (see section 146-1711)	Yes*	*Unless less than 7 feet in height	Yes	F
Fireplaces	Yes	Conversions and new installations require permit	Yes, if masonry	F, M
Fire damage repairs	Yes	Unless no repairs are performed	Yes, if structural	Varies
Fire sprinklers	Yes	Per 2015 IRC requirements	Yes	F
Flooring replacement	No	No permit needed for cosmetic only changes	No	
Foundation repair	Yes	Engineer stamped drawings required	Yes	F
Fountains	No*	*Unless greater than 24 inches deep	*Yes, if > 24" deep	P, E *
Furnace replacements	Yes	Always	No	M
Garages	Yes	Always	Yes	F, E
Garbage disposals	No*	*Unless new outlet/switch are installed	*No	E*
Gas fire pits	Yes	Always	No	M
Gas piping	Yes	Always	No	M
Gazebos	Yes	Unless gazebo is less then 120 sq. feet	Yes	F
Greenhouses	Yes	Always	Yes	F, E **
Guardrails	Yes	Always	Yes	F

Inspections key: F = Framing/Structural inspection • M = Mechanical inspection • E = Electrical inspection • P = Plumbing inspection • R = Roofing inspection PI = Public Improvement Inspection • AW = Aurora Water Inspection **Depending on your project, additional inspections may be required.

Work	Permits?	Conditions	Plan Submittal?	Inspections?**
Gutters	No		No	
Handicap Ramps	Yes		Yes	F
Handrails	Yes	Always	No	F
Home-based business	Yes	*May need a permit; call for details	Contact Building Division	Varies
Home daycare	Yes	Always	Contact Building Division	Varies
Hot tubs spas	Yes		No	P, E
Humidifier installations	No		No	
Insulation	No		No	
Interior remodel	Yes	Unless cosmetic only with no moving of walls, etc.	Yes	Varies
Landscaping	No	Unless retaining walls are being installed or re-graded	No	
Landscape walls	Yes		No	PI
Lawn sprinklers	Yes		No	P
Masonry walls	Yes	Always	Yes	F
Mobile homes	Yes	Always	No	F, E
Modifications to plumbing system	Yes	Contact Building Division with project information	Yes	P
Modifications to electrical system	Yes	Contact Building Division with project information	Yes	E

Inspections key: F = Framing/Structural inspection • M = Mechanical inspection • E = Electrical inspection • P = Plumbing inspection • R = Roofing inspection PI = Public Improvement Inspection • AW = Aurora Water Inspection **Depending on your project, additional inspections may be required.

Work	Permits?	Conditions	Plan Submittal?	Inspections?**
Modifications to mechanical system	Yes	Contact Building Division with project information	Contact Building Division	M
Modifications to structural system	Yes	Contact Building Division with project information	Contact Building Division	F
Outdoor grills	Yes	If connected to gas piping system	No	M
Painting	No		No	
Patio covers	Yes	Always	Yes	F
Pergolas/arbors/shade structures	Yes		Yes	F
Playhouses	No	Unless over 120 sq. ft. in size, or more than one story tall	No	
Pole barn	Yes		Yes	F
Radon systems	No	Unless new electrical is provided for fan	No	
Remodeling	Yes	Contact Building Division with project information	Yes	Varies
Retaining walls	Yes		Yes	F
Roof repairs	Yes	Unless work is considered minor repair work	No	R
Roof replacement	Yes	Always	No	R
Room additions	Yes	Always	Yes	Varies
Seed, sod or automatic sprinkler systems	Yes	For new installations only	No	AW
Sewer line repairs	No	Unless new piping is installed	No	
Showers	Yes		No	F, P

Inspections key: F = Framing/Structural inspection • M = Mechanical inspection • E = Electrical inspection • P = Plumbing inspection • R = Roofing inspection PI = Public Improvement Inspection • AW = Aurora Water Inspection **Depending on your project, additional inspections may be required.

Work	Permits?	Conditions	Plan Submittal?	Inspections?**
Sidewalks	Yes		No	PI
Siding	Yes		No	F
Sinks	No	Unless "in the wall" plumbing pipes are touched	No	
Skylight installations	Yes		No	F
Solar hot water systems	Yes	Always	Yes	F, E
Solar PV systems	Yes	Always	Yes	F, E
Solar tubes	No	Unless diameter exceeds 24 inches	No	
Stair replacements/repairs	Yes		No	F
Storage sheds (unattached)	Yes	Unless shed is less than 120 sq. feet	Yes	F
Structural repairs	Yes	Usually	Varies	F
Stucco	Yes		No	F
Sump pumps	No	Unless new electrical is installed for pump	No	
Sunrooms	Yes	Always	Yes	F, E**
Swamp coolers	Yes	Always	No	E, M
Swimming pools	Yes	Unless pool is less than 24 inches in depth	Yes	F, E, P
Swing sets	No		No	

Inspections key: F = Framing/Structural inspection • M = Mechanical inspection • E = Electrical inspection • P = Plumbing inspection • R = Roofing inspection PI = Public Improvement Inspection • AW = Aurora Water Inspection **Depending on your project, additional inspections may be required.

Work	Permits?	Conditions	Plan Submittal?	Inspections?**
Toilets	No	Unless new plumbing piping is installed, or moved	No	
Water heater replacements	Yes	Always	No	P, E**
Water line repairs/replacements	Yes	Unless pipe repairs are considered minor	No	P
Wind turbines	Yes	Always	Yes	F, E
Windows (new)	Yes	Always	No	F
Windows (replacements)	No	Unless window width is increased	No, unless width is increased	
Window wells	Yes	Unless well is a direct replacement in size	Contact Building Division	F

INSPECTIONS KEY:
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**Depending on your project, additional inspections may be required.

Common code information needed for home improvement projects:

1. If a permit is required, so are inspections.
2. All inspections require a rough and final inspection.
3. Homeowners can obtain permits for work on their primary home.
4. Hired contractors must be licensed by the city of Aurora.
5. The adopted codes are enforced by the city of Aurora.
6. Wind Speed = 100 mph (3 second gust)
7. Frost depth = 36 inches
8. Snow load - Roof = 30 psf Ground = 34 psf
9. Seismic Design Category = B
10. Deck loads = 40 psf

NOTES:

CITY OF AURORA

DIY & DO IT RIGHT

MARCH 2019

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