



City and County of Broomfield

Community Development
303.438.6370

1 DesCombes Drive
303.438.6207 FAX

Building Division

Broomfield, CO 80020
www.broomfield.org

REQUIREMENTS FOR RESIDENTIAL CERTIFICATE OF OCCUPANCY

- ❑ All final inspections approved, including fence, irrigation, air conditioner, etc.
- ❑ All fees paid, including Services Expansion Fee (SEF).
- ❑ All wet-stamped special inspection letters submitted:
 - ✓ pier inspection
 - ✓ pier drilling log
 - ✓ footing inspection
 - ✓ foundation wall reinforcing steel
 - ✓ damp-proofing
 - ✓ perimeter drain
 - ✓ basement structural floor
 - ✓ slab-on-grade
 - ✓ utility trench, underslab and foundation backfill observations
- ❑ Slab-on-grade acknowledgement: For basements with slab-on-grade floors, a statement signed by the home buyer is required acknowledging that he/she has read the soils report, understands the risks associated with a slab-on-grade basement floor, and chooses to accept those risks. The statement shall be recorded by the builder in the Office of the County Clerk and Recorder. The builder shall pay the recording fee and provide evidence of such recording to the building department.
- ❑ Improvement Location Certificate (wet-stamped) showing the as-built location of the home on the lot, showing actual setbacks on all sides and any easements on the property.
- ❑ Grading Performance Certificate (wet-stamped) indicating and affirming the following:
 - 1) Direction of flow
 - 2) Grade elevations sufficient to show percent of slope along property lines, drainage swales (minimum 2%) and away from the house (minimum 5%)
 - 3) Conformance with overall subdivision drainage plan
 - 4) An affirmative statement that the **inspection of the site has been performed and that the lot will drain adequately and in conformance with the grading performance plan and drainage will not result in ponding or flooding conditions on adjacent lots.**
- ❑ EIFS or one- or two-part stucco application certification.
- ❑ Insulation card completely filled out, all reports from energy testing submitted.
- ❑ Verification of water meter installation.
- ❑ Front yard landscaping completed or submit completely filled out landscape certificate as required by subdivision approved SDP.