



COLORADO • SINCE 1878

# Community Development

## Policy and Procedure Statement

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**FROM:** Chad Root, CBO  
**SUBJECT:** Residential IRC Permit/Project Suspension  
Abandonments that exceed 180 days  
**DATE:** February 5, 2018

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**Purpose:** The purpose of this policy is to give direction and guidance to the contractor and inspectors of what is considered an active permit/project within the City of Louisville. The Building Code, as adopted by the City of Louisville, states that a permit becomes invalid unless the work authorized by such permit is commenced within 180 days after issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work has commenced. Projects are considered abandoned or suspended if the required inspections listed below have not been passed.

**Policy:** Below are the requirements to retain an active building permit/project. The following inspections are required every 180 days in order to maintain an active permit. Failure to pass the full inspection will not be considered a completed inspection and will not be considered in the 180 day requirement, at which time the permit will become expired. **These inspections are whole and/or a full inspection; partial or failed inspections will not be accepted in order to meet one of the 6 types of inspection groups.**

### 180 Day Inspection Group Requirements:

**1<sup>st</sup>: Foundation Inspection (Includes Footings, Perimeter Drain, Stem Walls, Weather Proofing)**

**2<sup>nd</sup>: All Rough Electrical, all Rough Plumbing, all Rough Mechanical, and all Rough Framing**

**3<sup>rd</sup>: All Insulation**

**4<sup>th</sup>: All Drywall**

**5<sup>th</sup>: Finals on Electric, Plumbing, Mechanical and Final Building**

**6<sup>th</sup>: Certificate of Occupancy**

