



**BOARD OF COUNTY COMMISSIONERS  
OF GUNNISON COUNTY  
RESOLUTION NO: 2022- 2**

**A RESOLUTION ADOPTING LICENSE REQUIREMENTS FOR BUILDING CONTRACTORS**

WHEREAS, building industry professionals have expressed support for a licensing program for building contractors; and

WHEREAS, stakeholder groups of general contractors, designers, and engineers decided that a licensing program would be beneficial for the local industry as well as the consumer and future property owners and should include an insurance requirement and building code competency evaluation; and

WHEREAS, the proposed License Requirements for Building Contractors, Attachment A, was prepared using feedback and guidance from the local building community as well as details and parameters of the contractor examination program established by the International Code Council; and

WHEREAS, C.R.S. § 30-11-125 authorizes Gunnison County to establish a licensing program for building contractors; and

WHEREAS, the Board of County Commissioners (the Board) has reviewed the proposed License Requirements for Building Contractors, Attachment A; and

WHEREAS, the Board has determined that adoption of the License Requirements for Building Contractors will be beneficial for the local building industry, consumers and future property owners by ensuring that building contractors who undertake any work for which a County building permit is required under the County Building Code holds the minimum general liability insurance and has competency with the building code; and

WHEREAS, the Gunnison County Planning Commission has reviewed and recommended to the Board adoption of the License Requirements for Building Contractors, Attachment A; and

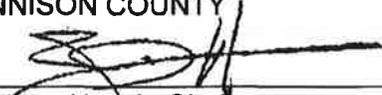
WHEREAS, the Board of County Commissioners has conducted a duly noticed public hearing on the proposed requirements on January 18, 2022; and

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado that the License Requirements for Building Contractors, Attachment A, is hereby adopted for the unincorporated area of Gunnison County and will become effective on February 1, 2023.



INTRODUCED by Commissioner Smith, seconded by  
Commissioner Mason, and adopted this 18<sup>th</sup> day of January, 2022.

BOARD OF COUNTY COMMISSIONERS  
GUNNISON COUNTY

  
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Jonathan Houck, Chairperson

  
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Roland Mason, Commissioner

  
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Elizabeth Smith, Commissioner

Attest: Melanie Kelly  
Deputy County Clerk





Gunnison County, Colorado  
License Requirements for Building  
Contractors

Adopted: 1/18/2022



## Section 1: Introduction

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### A. Title

1. These requirements shall be known as "The Gunnison County Licensing Requirements for Building Contractors."

### B. Authority

1. These requirements are adopted by the Board pursuant to C.R.S. §30-11-125.

### C. Purpose

1. The purpose of these requirements is to ensure that persons who engage in the business of being a building contractor within the unincorporated area of Gunnison County, and for which a County building permit is required and issued by the Department, maintain minimum general liability insurance and has competency with the building code.

## Section 2: Definitions

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The following words and terms used in these requirements shall have the meaning set forth below.

**Board** means the Board of County Commissioners of Gunnison County, Colorado.

**Board of Appeals** means the Board appointed by the Board of County Commissioners of Gunnison County to hear and decide appeals of orders, decisions, or determinations made by the Building Official.

**Building Contractor** means a person who for compensation directs, supervises, or undertakes any work for which a Building Permit is required under the County Building Code, the following are exempt from this definition:

- A property owner who acts as the contractor for the construction of a new residential dwelling on their own property but not more than once within any four (4) year period or any property owner who constructs additions or alterations to their own residential dwelling or an accessory structure located on their own property.
- A laborer working under the supervision or direction of a Building Contractor.
- A person performing repair or maintenance work on property owned by that person.
- An employee that regularly performs repair or maintenance work on their employer's property.
- A person required to be licensed by the State of Colorado who is performing work within the scope of their license, such as:
  - Electricians pursuant to Article 23, Title 12, C.R.S.
  - Plumbers pursuant to Article 58, Title 12, C.R.S.
  - Elevator and Conveyance Installers pursuant to Article 5.5, Title 9, C.R.S.
  - Manufactured Home Installers pursuant to 24-32-3301 et seq C.R.S.



**Building Official** means the person directed and authorized to enforce the provisions of the building code in Gunnison County as the Building Official, who works under the direction of the Director of Community and Economic Development Department.

**Building Contractor License** means the following types of building contractor licenses that shall be obtained as described:

- **Class A Contractors License** means the license type that entitles the holder to contract for the construction, alteration, tenant finish or repair of any type of structure permitted by the International Building Code or the International Residential Code.
- **Class B Contractors License** means the license type that entitles the holder to contract for the construction, alteration, tenant finish or repair of commercial buildings and single- or multi dwelling buildings not exceeding three stories in height as permitted by the International Building Code or the International Residential Code.
- **Class C Contractors License** means the license type that entitles the holder to contract for the construction, alteration, or repair of one- and two-family dwellings, townhouses and their accessory structures as permitted by the International Residential Code.

**County Building Code** means the most recent edition of the International Code Council's suite of building codes adopted for use in the unincorporated area of Gunnison County, Colorado, including the International Building Code and the International Residential Code.

**Building Permit** means a permit that is required to be obtained from the Gunnison County Building Office to perform work as a Building Contractor before the erection, construction, alteration, moving, renovation or change of use of a structure.

**Department** means the Gunnison County Community and Economic Development Department which includes the Offices of Building, Planning and Environmental Health.

### **Section 3: Application Procedures**

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#### **A. Application Requirements**

1. No person shall perform work as a Building Contractor for which a Building Permit is required under the County Building Code without first having obtained the required Building Contractor License.
2. Gunnison County shall not issue to any person any Building Permit until the required Building Contractor License has been issued to the person undertaking the work. Exceptions shall be made for those persons exempt, as listed in Section 2 above.
3. The Department shall provide, and the applicant shall complete, an application for a Building Contractor License. The application shall, at a minimum, include the following:
  - a. Applicant name and contact information;



- b. Type of license being applied for;
  - c. Verification that the applicant holds the required certification from the International Code Council for the class of Building Contractor License being applied for.
  - d. Proof of current insurance coverage, including:
    - (1) Worker's Compensation Insurance as required by the State of Colorado;  
**and**
    - (2) General liability insurance with a minimum combined single limit for each occurrence of one million and 00/100 US Dollars (\$1,000,000.00).
- B. License Fees**
- 1. A non-refundable fee in the amount set forth by the Board shall be required of applicants for a Building Contractor License. The fee shall be payable to the Department at submission of license application. The fee may be adjusted from time to time by the Board. The current fees are identified in Appendix A.

#### **Section 4: License Terms**

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- A. A Building Contractor License shall be issued no more than seven (7) business days after a complete application, including all required attachments, has been submitted to the Department. Failure by the County to meet this deadline shall otherwise comply with the provisions of C.R.S. §30-11-125(4).
- B. A Building Contractor License shall be effective for thirty-six (36) months after the date of issuance.
  - 1. Licensed Building Contractors shall apply for a new license within three (3) months prior to the expiration of their existing license.

#### **Section 6: Violations of a Building Contractor License**

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- A. It shall be a violation to do any of the following:
  - 1. Provide any false or misleading information on an application for a Building Contractor License.
  - 2. Fail to have or maintain adequate insurance as required for a Building Contractor License.
  - 3. Fail to obtain a required Building Permit or to follow any other applicable requirement of the County Building Code prior to performing work as a Building Contractor.
  - 4. Perform work outside the scope of an issued Building Contractor License.
  - 5. Transfer a Building Contractor License to a person other than the licensee.
  - 6. Take action alone or with other persons to evade the provisions of the Gunnison County Licensing Requirements for Building Contractors.
  - 7. Perform work as a Building Contractor without the required Building Contractor License.
- B. The following actions may be taken for violations of a Building Contractor License:
  - 1. A fine equal to the license fee for failure to obtain the required Building Contractor License prior to engaging in the business of being a Building Contractor.



2. The Department may revoke a Building Contractor License.
  3. The Department may stop or suspend work under an issued Building Permit for non-compliance with the County Building Code, until compliance is achieved, as permitted under Section 115 of the International Building Code and Section 114 of the International Residential Code.
  4. The Department may stop work on a project that requires but does not have a valid Building Permit until compliance is achieved.
  5. The Department may refuse to issue a Certificate of Occupancy, Certificate of Completion or perform an inspection, for non-compliance with the County Building Code and failure to obtain a valid Building Permit, until compliance is achieved, as permitted under Section 111 of the International Building Code and Section 110 of the International Residential Code.
  6. The Department may issue a written determination that a person is a Building Contractor and is required to obtain a Building Contractor License.
  7. Gunnison County may pursue any other remedy allowed in law or equity.
- C. If a license is revoked due to a violation, a Building Contractor may reapply for a Building Contractor License no sooner than ninety (90) days after the final decision of the Department or the Board of Appeals, as applicable.

## **Section 7: Board of Appeals**

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- A. The decision by the Department on an action regarding a violation of a Building Contractor License may be appealed to the Board of Appeals.
1. Appeals may be made by any person aggrieved by the following final decisions made in the course of administering the Gunnison County Licensing Requirements for Building Contractors:
    - a. Denial of a Building Contractor License application;
    - b. Revocation of a Building Contractor License;
    - c. Issuance of a stop work/violation order or revocation of a Building Permit;
    - d. Written determination that a person is a Building Contractor required to obtain a Building Contractor License.
- B. Appeals to the Board of Appeals shall be in writing, state in reasonable detail the basis for the appeal and shall be received no later than fourteen (14) calendar days after the date of the decision.
- C. Upon receipt of a complete and timely appeal the Department shall schedule a hearing with the Board of Appeals. The hearing shall be held as soon as practical after receipt of the appeal.
- D. The Department shall take immediate action in accordance with the decision of the Board of Appeals.



## Appendix A: Building Contractor License Fees

Type of License	License Fee	Minimum Single Limit Insurance
Class A	\$250	\$1,000,000.00
Class B	\$200	\$1,000,000.00
Class C	\$150	\$1,000,000.00

**License Term:** Licenses are effective for thirty-six (36) months after the date of issuance.

**License Re-application:** Contractors holding licenses may apply for a new license within three (3) months prior to the expiration of the license.