



City of Cañon City

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Building Department

February 15, 2005

NOTICE TO CONTACTORS EFFECTIVE IMMEDIATELY

All new applications for building permits for new structures, excluding decks and slabs, shall provide a drainage plan showing, as a minimum, the following information:

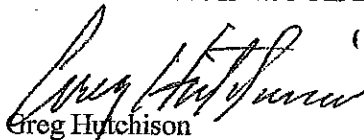
1. Elevation of curb height or edge of road at its highest point adjacent to the lot.
2. Elevation of top of foundation wall or top of slab.
3. Arrows showing direction of flow of proposed drainage including its destination.
4. Relative elevations of proposed finish grades and drainage, sufficient to show that the lot will drain to an approved drainage device. For example the street, ditch, etc.

This drawing shall be drawn to scale (note scale on drawing) or be adequately dimensioned and have an arrow indicating north. This to insure that the top of any exterior foundation extends above the street gutter at the point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2%. See Section 403.1.7.3 of the International Residential Code, 2000 Edition. Alternate elevations are permitted subject to the approval of the Building Official and City Engineer, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. Such alternates shall be in accordance with Section 403.1.7.4 of the International Residential Code, 2000 Edition.

Effective immediately, swales or some other method shall be provided of sufficient depth and width to eliminate the water from the applicant's site from encroaching on the adjacent neighbor's lot in any direction during a normal rainfall. This swale may be shared between property owners. In this instance, a letter of agreement shall be submitted along with the application signed by the involved property owners.

Verification shall be provided prior to final inspection or issuance of a Certificate of Occupancy proving that the final grading has been established in accordance with the elevations as shown on the drawing submitted with the application for building permit and approved by the Building Department. Commercial buildings must have these elevations certified by a registered professional engineer or land surveyor.

The above information is considered a minimum. Additional information may be requested as necessary to be determined by the City Engineer or the Building Official. If there are any questions or comments, please feel free to contact me at 719-276-5292.


Greg Hutchison

Building Official

Revision of original letter date September 6, 1996