



ADU Application Checklist

Building Permit Requirements

Sheridan, Colorado

	Interior ADU	Attached ADU (Addition)	Detached ADU
Required for All ADU Types	<ul style="list-style-type: none"> • All drawings, specifications, and documentation required for residential plan review • Utility district will-serve letters from Denver Water (provided by City of Sheridan Public Works Director, Distributor Form), sanitation district, and natural gas & electric (Xcel Energy) <ul style="list-style-type: none"> ○ All ADUs and primary dwellings must connect to municipal utilities—well and septic are not allowed ○ Electrical permits are obtained through the State of Colorado • Must meet adopted IRC code definition of a dwelling unit (including <i>permanent</i> provisions for living, sleeping, eating, cooking and sanitation) <ul style="list-style-type: none"> ○ ADUs are required to have separate entrances to the exterior and cannot be accessed through the primary unit • Compliance with fire access and life safety device requirements (smoke detectors, carbon monoxide, etc.) <ul style="list-style-type: none"> ○ Dwelling units must meet adopted fire code separation requirements • Above-garage construction must meet IRC requirements; 2nd story additions require engineering • Utility plan showing utilities in right-of-way (ROW) and on property (<i>must connect to municipal utilities</i>) • A right-of-way permit is required for work in the ROW <ul style="list-style-type: none"> ○ Public improvements shall meet CDOT standards, as adopted by the City of Sheridan • Plot plan (site plan) must show setbacks (for primary unit and ADU) and easements • Off-street parking is required, and surfaces must be non-trackable and vehicle-supportive material • Existing and proposed addresses must be identified <p style="text-align: center;"><i>Applicants are highly encouraged to consult with a design professional during project planning</i></p>		
Additional Requirements For Individual ADU Types	<ul style="list-style-type: none"> • Must meet IRC separation requirements for above/below, or side-by-side configurations • Egress windows, per bedroom (<i>if below grade</i>) • Updated and connected smoke & carbon monoxide alarms, within 10' of bedrooms (primary dwelling <i>and</i> ADU) • Must show internal utility distribution • If 50% or more of existing structure is renovated, floodplain compliance may be required 	<ul style="list-style-type: none"> • Property survey (ILC, or full survey) required • Elevations sheet • Typically, must match existing foundation; soils report <i>may</i> be required • Grading & drainage sheet (existing and proposed), including 10' contours • Must meet Arapahoe County Drainage Standards • Manual J, Heat Loss Calculations required • Must show internal utility distribution • Engineered drawings may be required • Floodplain compliance may be required 	<ul style="list-style-type: none"> • Property survey (ILC, or full survey) required • Elevations sheet • Soils report required • Grading & drainage sheet (existing and proposed), including 10' contours • Must meet Arapahoe County Drainage Standards • Manual J, Heat Loss Calculations required • Utilities must be branched from primary dwelling unit • Engineered drawings required • Floodplain compliance may be required

This checklist is intended as a general guide of typical permit requirements and is subject to change at the discretion of the Building Official. Additional items may be required