

# Colorado's Wilderness Ranch Landowner's Association

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[www.thecoloradowildernessranch.com](http://www.thecoloradowildernessranch.com)

## **Moffat County Building Requirements** **For Wilderness Ranch Subdivision**

1. A minimum 600 sq. ft. of living space is required for a one-story building; and a minimum 750 sq. ft. for a two-story.
2. No metal siding is allowed, however metal roofs are fine.
3. An access permit is required from Moffat County Road & Bridge Department, if there is not already an approved access for the property.
4. The foundation must have a minimum 48" frost depth. If the foundation is a pier design, it must be designed by a Colorado state licensed engineer, regardless of the size. If it will be a spread footer and stem wall design, the county has pre-engineered foundation designs that can be used, as long as the "footprint" is not over 1,000 sq. ft. If it is over 1,000 sq. ft. then it will also need to be engineered.  
*Note: All foundations will need to be designed for a 100 lb. per square foot snow load.*
5. All roof designs must meet a 100 lb. per square foot snow load & all trusses must be stamped, engineered trusses.
6. The cabin/structure will require a pumpable septic vault or entire septic system. Any septic system with a leach field must be designed by a Colorado state licensed engineer to meet Colorado state standards.
7. A basic site-plan is required to verify setbacks, access, etc.
8. The cabin itself will need to meet International Residential Code standards.
9. A floor plan and framing details are required.
10. A cost valuation of the project is required in order to base the amount of the permit fee.

For more information please contact Marlin Eckhoff at (970)826-2013 or [meckhoff@ci.craig.co.us](mailto:meckhoff@ci.craig.co.us) .