

907 Sherman Street, Longmont, CO

City of Longmont · Boulder County · Zone MUE — Mixed-Use Employment

2026-09-03 · Addwell — Code Analyzer (first pass)

Live data read Sep 2, 2026, 10:35 PM MDT at the oldest of 3 sources.

First-pass · advisory. First-pass only. Not a code or zoning determination. Accuracy not guaranteed — verify every item with the Authority Having Jurisdiction (AHJ) before relying on it. Codes, adopted editions, and local amendments change; this analysis is advisory and not legal or engineering advice.

What this is — and what it is not

What this is. An automated first pass. It reads your answers against this jurisdiction's adopted codes and returns the requirements it can identify, each one cited — a head start on what's doable, in a few minutes.

What this is NOT. This is NOT a code review. A code review is performed by a licensed designer and the project's engineers working from a complete drawing set, and it catches things no automated pass can see — your actual geometry, structure, systems, and site conditions. This tool has seen none of that. Treat everything here as a starting point to verify, never as a finding to rely on, and never as a substitute for the professionals who will stamp the work. The Authority Having Jurisdiction decides; nothing here binds them.

What we do not check. We do not check anything recorded against your title. Private covenants, HOA rules, easements, utility and drainage locations, and deed restrictions are not published in the zoning code and are not part of this analysis — any one of them can further limit what you build, and a title report is what reveals them. Note the reverse too: for an accessory dwelling unit, Colorado's HB24-1152 limits how far a covenant or HOA rule can restrict one in a subject jurisdiction, so a recorded prohibition is worth putting to an attorney rather than accepting outright.

Exactly which topics this pass reviewed, partly reviewed and did not review is listed at the end of this report.

LOT

44,495 SF

BUILT

2007

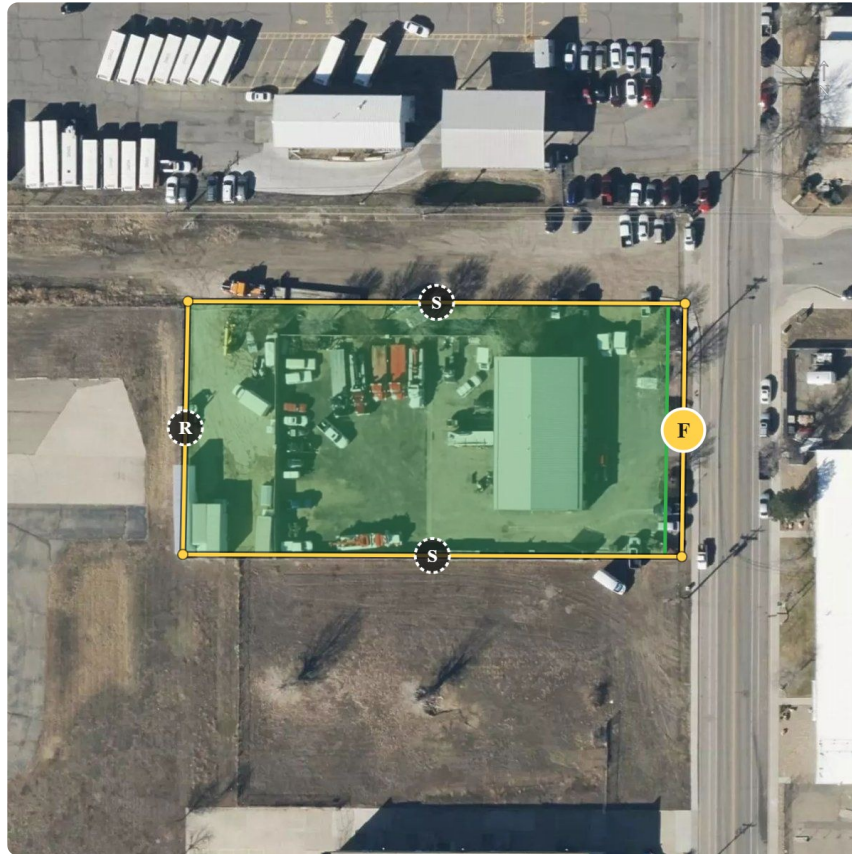
EXISTING

~4,500 SF finished

ZONE

**MUE — Mixed-Use
Employment**

Site plan



Green — buildable within the setbacks Yellow — front Blue — rear White — side

© Mapbox © Maxar · Parcel data: Boulder County

Lot lines and setbacks are the county's and are drawn to scale; the photograph is a separate survey and the two do not always register. First-pass — verify against a survey.

CODES APPLIED

- **I-Codes (IBC · IRC · IMC · IPC · IFGC · IFC · IEBC)** — 2024 for applications filed on/after 2026-07-01 — 2021 applied before that (City of Longmont)
- **IECC (energy)** — 2024 (City of Longmont)
- **NEC (electrical)** — 2023 — PINNED by Longmont Municipal Code §16.08.010. The CO State Electrical Board enforces the 2026 NEC; confirm which edition your inspector applies before rough-in (City of Longmont)
- **ICC A117.1 (accessibility)** — 2017 (City of Longmont)

SUMMARY · DRAFTED FROM THE CITED SET

907 Sherman Street is a ~44,500 SF lot zoned Mixed-Use Employment (MUE) in Longmont — here is what the property carries before any design begins.

- Longmont amends the model codes in 290+ places; the highlights below are a fraction — every design must be checked against the full local amendments.
- Every foundation and structural floor slab on this property requires a licensed Colorado engineer — no prescriptive path exists, and expansive-soil rules reinforce this.
- Soils mapped here (Nunn series) are rated somewhat limited for below-grade construction — an engineer's assessment is the expected starting point.
- Roofing rules are strict: cumulative hail damage ≥ 100 SF triggers a full replacement, and re-roofing over an existing layer is not allowed (full tear-off required).
- Whether the parcel falls inside a Conservation Overlay — which could limit building size — is unconfirmed; verify with the City before assuming full MUE dimensional standards apply.
- Longmont's wildfire resiliency code (adopted March 2026) applies to this address; scope depends on what gets built.
- Residential fire sprinklers are not currently required under Longmont's local amendment to the IRC.

Confirm the Conservation Overlay status and electrical code edition (2023 NEC vs. 2026 NEC) with the Longmont AHJ before any design advances.

What gets built on the property determines which building-code requirements apply — the design check covers those.

What could catch you

Something here may stop this project as described — see the first item.

WHAT WE ASSUMED

- Lot area 44,495 SF (you entered).

[PROHIBITION] A detached ADU is NOT allowed in MUE — Mixed-Use Employment — this jurisdiction's accessory-use table prohibits an ADU in this district outright, whatever the lot size.

This can stop the project as described — resolve it before spending anything else.

Cited: Longmont LDC §15.03.030 (MU-E) — see Zoning & Site

[UNANSWERED] 2 items could not be auto-verified.

These are flagged CONFIRM in the body — treat them as leads to check, not as findings.

The rest of the cited detail — 24 items — follows below, grouped by area.

Dimensional Requirements — MUE — Mixed-Use Employment

Front Setback 10 ft

Side Setback none (per landscape buffers)

Rear Setback none required (the code sets no minimum on this face — a finding, not a missing figure. It is not permission to build to the line: fire separation, easements, covenants and any build-to or design standard still apply.)

Maximum Building Height 4 stories (this district caps height in STORIES and publishes no figure in feet — we do not convert one to the other, because the factor would be ours and not the code's)

Maximum Lot Coverage not stated for this district

the code publishes NO rear-yard minimum for this district — its row in Table 15.03.020 is blank, so none is stated and none is assumed here; check landscape buffers (Table 15.05.040(2)) and, where the lot backs onto residential, the compatibility standards in 15.05.200.D. max height 4 stories

Longmont LDC §15.03.030 (MU-E)

Lot coverage — this jurisdiction sets none

Longmont's residential district tables set no maximum lot coverage and no FAR, so there is no lot × % envelope to compute — setbacks and height do the work instead. One exception, and it is parcel-specific: inside a mapped Conservation Overlay (C-O) district, a new dwelling's coverage must fall between 50% and 125% of the average coverage of other dwellings on the same or facing block face (LDC §15.03.050.B.5.c). Most parcels are NOT in a C-O — check the overlay map before assuming it applies to yours.

Basis: Longmont LDC §15.03.020 (district dimensional tables); C-O overlay coverage rule at §15.03.050.B.5.c

Zoning & Site

CITED

This report answers all 5 property questions for this address

All 5 of the core property questions are answered for this address.

Which zoning district is this property in?
MUE — Mixed-Use Employment

What are the setbacks, height and coverage?
Stated figures for this district.

What can this property be used for?
105 allowed and 19 not, of the 124 uses City of Longmont publishes.

Can this property have an ADU?

Not allowed in MUE — Mixed-Use Employment — this jurisdiction's accessory-use table prohibits it outright.
What does the mapped soil say about building here?
USDA NRCS mapping for this point, with its own ratings and links to the source.

Addwell — per-address coverage — source unverified

CITED Zoning district MUE — Mixed-Use Employment — dimensional standards

The district's standards for this parcel, by topic:

Setbacks

- Setbacks — front 10', side none (per landscape buffers), rear ? (the code publishes NO rear-yard minimum for this district — its row in Table 15.03.020 is blank, so none is stated and none is assumed here; check landscape buffers (Table 15.05.040(2)) and, where the lot backs onto residential, the compatibility standards in 15.05.200.D. max height 4 stories).

Accessory dwelling unit (ADU)

- Accessory dwelling unit —
- A detached ADU is NOT allowed in MUE — Mixed-Use Employment — this jurisdiction's accessory-use table prohibits an ADU in this district outright, whatever the lot size.

Source: Longmont LDC §15.04.040 (Table of Allowed Uses — accessory uses, by district) / §15.02.080.E (ADU standards, size at E.3.b); City of Longmont ADU Guide, updated December 2025; owner-occupancy + parking per Colorado HB24-1152 (eff. June 30, 2025)

Before you rely on these figures

- Confirm against the parcel + any overlay; the measurement method (where a setback is measured from, how height is taken) varies by jurisdiction. Anything the tool couldn't extract is flagged — pull it from the zoning code.
- Source: Longmont LDC §15.03.030 (MU-E) · verified 2026-08-24.

Longmont LDC §15.03.030 (MU-E)

CITED Accessory structures — the setback depends on whether yours is over 120 sq ft — applies to new construction and additions

Longmont sets the accessory-structure setback in two bands (§15.02.080.B.2.c):

- **More than 120 sq ft** — at least **5 ft** from the property line.
- **Less than 120 sq ft** — at least **3 ft** from the property line, and it may not occupy more than **50% of the combined required rear and side setbacks**, and must be placed to accommodate lot drainage.

The 5 ft figure shown elsewhere in this report is the LARGER band. If your shed, studio or garage is under 120 sq ft you may be able to sit two feet closer — check the 50% test before relying on it.

And no accessory structure may sit closer to the front property line than the house does (§15.02.080.B.2.d), whatever its size. On a corner lot that applies to both street frontages.

An ADU is governed separately (§15.02.080.E.3.d) and takes the 5 ft side and rear setback regardless of size.

Longmont LDC §15.02.080.B.2.c (size-banded accessory setback) and §B.2.d (not forward of the principal structure);

ADUs at §15.02.080.E.3.d

ASK THE AHJ Conservation Overlay — if your parcel is in one, it sets your size — applies to new construction and additions

Longmont's residential district tables set no maximum lot coverage or FAR — setbacks and height govern. Inside a mapped **Conservation Overlay (C-O)** district, three extra standards OVERRIDE the base district:

- **COVERAGE** — a new dwelling's coverage must land **between 50% and 125% of the average coverage** of other dwellings on the same or facing block face.
- **FRONT SETBACK** — an **averaged front setback** replaces the base minimum where most of the block is already tighter than it.

- HEIGHT — a **contextual height** applies, between the base maximum and the height of adjacent buildings.
- C-O districts are zoned by council on a neighborhood petition, so **most parcels are not in one**. Longmont's are the **Historic Eastside** and **Historic Westside** neighborhoods.
- We do not yet hold the mapped boundary, so we cannot tell you whether THIS parcel is inside one. The boundaries are defined by the City of Longmont and we are working to get them — when we have them, this answers itself.

Longmont LDC §15.03.050.B.5 (Conservation Overlay — special development standards)

CITED

A foundation under-drain plan (or a variance) is required — applies to new construction and additions

Longmont residential submittals require a complete under-drain plan — connection details, sump pit, termination, and discharge.

- Or an under-drain variance with an engineer's design, where the subdivision has no under-drain.
- ONE QUESTION DECIDES WHETHER THIS TOUCHES YOU: ask Building Services whether it applies to a slab-on-grade structure with no below-grade habitable space. A detached ADU on a slab is the common case, and we have not confirmed how Longmont scopes it.
- It's a Longmont-specific foundation-drainage requirement not in the model code; your engineer/designer prepares it.

City of Longmont residential submittal — under-drain plan requirement

CITED

Zoning district MUE — permitted uses

Allowed in MUE — 105 of the 124 uses City of Longmont publishes (Longmont LDC §15.04.020 (Table of Allowed Uses)), grouped below by how each one is allowed:

These are use CATEGORIES, not a list of businesses — and where City of Longmont's code bundles several uses on one line, we have split them so each can be answered. Any row below that is not the code's own wording shows the code's line beneath it. Which category a specific business falls into is City of Longmont's call. City of Longmont closes this list — a use that fits none of these categories is not permitted in MUE without a use determination or a rezone. If yours isn't obviously one of them, ask City of Longmont's planning department which category applies before relying on either answer.

Before reading the list — City of Longmont's own notes on this table:

- An overlay district (§15.03.050) or a PUD can modify these base-district uses. Where either applies to the property, read it alongside the district — the base table is not the whole answer.

Status terms follow City of Longmont's own use-table legend. The exact classification of a specific use is City of Longmont's call.

permitted use (61)

- Alternative tower structure — see §15.04.030.F.1; 15.04.030.A.6
- Amateur radio facility — see §15.04.030.F.1
- Artisanal manufacturing — see §15.04.030.E.1
- Artist studio — see §15.04.030.D.13
- Assembly uses — see §15.04.030.C.1; 15.04.030.A.6
- Bank or financial institution — see §15.04.030.D.14; 15.04.030.A.6
- Bar or nightclub — see §15.04.030.D.8
- Brewery, cidery, distillery, or winery with tasting room — see §15.04.030.D.9
- Brewery, cidery, distillery, or winery without tasting room — see §15.04.030.D.9
- Building or structure mounted wireless telecommunication facility — see §15.04.030.F.1
- Business service establishment — see §15.04.030.D.15; 15.04.030.A.6
- Car wash — see §15.04.030.D.24
- College or university — see §15.04.030.A.6

- Commercial entertainment facility — see §15.04.030.D.4
- Commercial health facility or club — see §15.04.030.D.5; 15.04.030.A.6
- Commercial kitchen or catering establishment — see §15.04.030.D.10
- Commercial laundry, linen supply service, or dry cleaning plant
- Commercial recreation facility, indoor — see §15.04.030.D.4; 15.04.030.A.6
- Data, radio, TV, or other broadcasting studio or facility — see §15.04.030.D.16
- Day care, commercial — see §15.04.030.C.4
- Day care, residential — see §15.04.030.C.5
- Emergency services — see §15.04.030.C.6
- Equipment sales, rental, and repair — see §15.04.030.D.25
- Essential municipal and public utility uses, facilities, services and structures
- Funeral facility — see §15.04.030.C.7; 15.04.030.A.6
- Group care facility — see §15.04.030.B.8
- Group care home or sober living home — see §15.04.030.B.7; 15.04.030.B.8
- Hospital
- Hotel — see §15.04.030.D.22; 15.04.030.A.6
- Independent living facility — see §15.04.030.B.10
- Kennel — see §15.04.030.D.2; 15.04.030.A.6
- Light industrial — see §15.04.030.E.2
- Medical laboratory or research facility — see §15.04.030.C.13
- Medical or dental clinic — see §15.04.030.C.12; 15.04.030.A.6
- Medium industrial — see §15.04.030.E.3
- Monopole — see §15.04.030.F.1
- Office — see §15.04.030.D.17; 15.04.030.A.6
- Parking lot or structure — see §15.04.030.D.26
- Performing arts center or auditorium — see §15.04.030.C.10; 15.04.030.A.6
- Personal services, general — see §15.04.030.D.18
- Printing, publishing, and production facility — see §15.04.030.E.6
- Public open space, park, or playground
- Public recreation facility — see §15.04.030.A.6
- Reception or banquet hall — see §15.04.030.C.11; 15.04.030.A.6
- Recycling, large collection facility — see §15.04.030.E.12
- Recycling, light processing facility — see §15.04.030.E.12
- Recycling, small collection facility — see §15.04.030.E.12
- Retail sales, marijuana establishment or store — see §15.04.030.D.20
- Rooftop-mounted wireless telecommunication facility — see §15.04.030.F.1
- School, public or private
- School, vocational or trade — see §15.04.030.A.6
- Short-term rental — see §15.04.030.D.23
- Skilled nursing or rehabilitation facility — see §15.04.030.A.6
- Small cell facilities — see §15.04.030.F.1
- Vehicle fueling station — see §15.04.030.D.27; 15.04.030.A.6
- Vehicle repair and maintenance — see §15.04.030.D.28; 15.04.030.A.6
- Veterinary clinic or hospital — see §15.04.030.D.3
- Warehouse or storage facility for business and consumer goods
- Wholesale or research nursery or greenhouse — see §15.04.030.A.6
- Wholesale trade — see §15.04.030.E.9; 15.04.030.A.6
- Wireless mesh networking facility — see §15.04.030.F.1

conditional use (public hearing) (10)

- Adult or sexually-oriented business — see §15.04.030.D.30; 15.04.030.A.6
- Bus, railroad, or public transit terminal — see §15.04.030.E.11; 15.04.030.A.6
- Contractor's shop — see §15.04.030.E.7; 15.04.030.A.6
- Day labor center — see §15.04.030.A.6
- Indoor shooting range — see §15.04.030.D.7; 15.04.030.A.6
- Lattice tower — see §15.04.030.F.1; 15.04.030.A.6
- Recycling, heavy processing facility — see §15.04.030.A.6; 15.04.030.E.12
- Rehabilitation and treatment facility — see §15.04.030.B.11; 15.04.030.A.6
- Retail sales, generally, with drive through — see §15.04.030.D.19; 15.04.030.A.6; 15.04.030.A.7
- Transportation depot, trucking terminal, or distribution center — see §15.04.030.A.6

permitted secondary use (8)

- Convention and conference center — see §15.04.030.C.3
- Dwelling, live/work — see §15.04.030.B.3; 15.04.030.A.6
- Dwelling, multifamily — see §15.04.030.B.4
- Dwelling, single-family attached — see §15.04.030.B.2
- Library, museum, or art center — see §15.04.030.C.8; 15.04.030.A.6
- Restaurant — see §15.04.030.D.11; 15.04.030.A.6
- Retail sales, generally — see §15.04.030.D.19; 15.04.030.A.6
- Vehicle sales and rental — see §15.04.030.D.29; 15.04.030.A.6

conditional secondary use (7)

- Commercial recreation facility, outdoor — see §15.04.030.D.4; 15.04.030.A.6
- Commercial short-term storage of inoperable vehicles — see §15.04.030.A.6
- Commercial storage of boats, trailers, recreational vehicles, or other operable vehicles or equipment — see §15.04.030.A.6
- Golf course and/or swimming and tennis club — see §15.04.030.D.6; 15.04.030.A.6
- Other community uses, services, and facilities operated by a government and not listed elsewhere in this table — see §15.04.030.A.6
- Other community uses, services, and facilities, operated by a government or non-profit organization and not listed elsewhere in this table — see §15.04.030.A.6
- Self-storage warehouse — see §15.04.030.E.8; 15.04.030.A.6

accessory use (19)

- Artisanal manufacturing (as an accessory use) <- the code says: "Artisanal manufacturing"
- Automated teller machine (ATM)
- Cafeteria or dining hall
- Day care center — see §15.04.040.C.2
- Drive throughs — see §15.04.030.A.7
- Dwelling unit for owner, caretaker, or employee — see §15.04.040.C.3
- Flagpole — see §15.04.040.D.1
- Home occupation — see §15.04.040.C.4
- Offices related to other principal use
- Other accessory uses not specifically addressed in this table — see §15.04.040.C.12
- Outdoor sales, display of merchandise, storage, or other activity — see §15.04.040.C.6
- Playlot, recreation facility, on-site management office, and laundry facility for residential use
- Recycling collection point — see §15.04.040.C.7
- Retail sales associated with industrial, warehouse and agricultural uses — see §15.04.040.C.8
- Solar energy system, roof-mounted and small scale ground mounted — see §15.04.040.D.1
- Urban agriculture
- Vehicle rental accessory to self-storage warehouse — see §15.04.040.C.10
- Vehicle wash bay — see §15.04.040.C.11
- Wind turbines — see §15.04.040.D.1

prohibited (blank cell in the source table) (19)

- Accessory dwelling unit
- Airport and associated uses
- Alternative energy production
- Bed and breakfast
- Boardinghouse, roominghouse
- Cemetery or interment facility
- Co-housing (new)
- Dwelling, single-family detached
- General agriculture
- Incidental household structures
- Livestock uses
- Mining operation
- Mobile home park or subdivision
- Oil and gas well operation or facility
- Pawn shop

- Penal/correctional institution
- Restaurant, with drive through
- Storage or parking of vehicles or recreational equipment
- Water/wastewater treatment plant

Longmont LDC §15.04.020 (Table of Allowed Uses)

ENGINEER

Mapped soils — NRCS rates Nunn somewhat limited for dwellings with basements

Mapped soil unit: Nunn–Kim complex (USDA NRCS Soil Survey (SSURGO)).

What the map unit is made of, and how NRCS rates each part for building:

- Nunn — 50% of the unit — Shallow excavations: Somewhat limited (Dusty, Too clayey, Unstable excavation walls) · Dwellings with basements: Somewhat limited (Shrink–swell) · linear extensibility up to 7.5%
- Kim — 35% of the unit — Dwellings with basements: Not limited · Shallow excavations: Somewhat limited (Dusty, Unstable excavation walls) · linear extensibility up to 1.5%

NRCS's most restrictive rating for this map unit: Nunn — SOMEWHAT LIMITED for dwellings with basements, limiting factor shrink–swell. Those are NRCS's own rating terms, not our assessment.

What these soils are, described by USDA (Official Series Descriptions):

- Nunn — https://soilseries.sc.egov.usda.gov/OSD_Docs/N/NUNN.html
- Kim — https://soilseries.sc.egov.usda.gov/OSD_Docs/K/KIM.html

NRCS names shrink–swell as a limiting factor here. For what swelling soil means generally in Colorado, the Colorado Geological Survey publishes on it: <https://coloradogeologicalsurvey.org/hazards/swelling-soil/>

This is regional soil–survey mapping (USDA NRCS), not a geotechnical investigation. It does not establish bearing capacity or foundation design, and a parcel can differ from its mapped unit — soils vary over short distances and the site may have been re–graded or filled. A site–specific soils report by a licensed engineer is what designs a foundation. What is above is the published mapping, gathered in one place — it is a starting point for that conversation, not a substitute for it.

USDA NRCS Soil Survey (SSURGO) — engineering interpretations

Building & Construction

ASK THE AHJ

What you see below is filtered — City of Longmont amends the model codes in 290 places

290 amendments in the adopted title. We have read 18, and we show you only the ones that change what can be BUILT, what it COSTS, or whether a plan is possible.

- The rest are administrative — permit expiry, fees, refunds, appeal boards, inspection sequencing, definitions. Real rules, and not ones that decide whether your project works.

That is a judgment, not a count. Do not read the absence of an amendment here as a finding that none applies — ask the building department, or have your designer read the adopted chapter.

City of Longmont local amendments — coverage measured against the adopted title — source unverified

CITED

City of Longmont amends the code here — Every foundation and structural floor slab must be designed by a state–registered professional engineer; not only on difficult soils.

That is an engineer on essentially any project with a foundation, including an addition or a detached ADU, and it is a line most people budget for only where a soils report forces it

Longmont Municipal Code §16.06.250, amending IRC R401.1

- Local to City of Longmont — the next town over may not have it.
- Applies to one- and two-family dwellings and townhouses ONLY — that is the IRC's scope. In THIS district the code prohibits detached single-family dwellings and accessory dwelling units, so the only building here the IRC could govern is a townhouse (single-family attached). Anything else on this parcel — commercial, industrial or multifamily — is governed by the IBC, and this line does not reach it.
- A cost and scope question first; a design question second.

IRC — Longmont Municipal Code §16.06.250, amending IRC R401.1

CITED

City of Longmont amends the code here — Foundations on expansive soils must likewise be engineer-designed; R403.1.8 is replaced outright, so the model code's prescriptive options are gone and there is no non-engineered path on swelling ground

Longmont Municipal Code §16.06.260, replacing IRC R403.1.8

- Local to City of Longmont — the next town over may not have it.
- Applies to one- and two-family dwellings and townhouses ONLY — that is the IRC's scope. In THIS district the code prohibits detached single-family dwellings and accessory dwelling units, so the only building here the IRC could govern is a townhouse (single-family attached). Anything else on this parcel — commercial, industrial or multifamily — is governed by the IBC, and this line does not reach it.
- A cost and scope question first; a design question second.

IRC — Longmont Municipal Code §16.06.260, replacing IRC R403.1.8

CITED

City of Longmont amends the code here — On an EXISTING roof — cumulative damage of 100 square feet or more on asphalt shingles requires the ENTIRE roof to be replaced; a hail patch on one plane becomes a whole-roof job, which on the Front Range is among the most common expensive surprises.

Bites when you re-roof, not when you build new — but it governs the existing house on any property where you are also adding

Longmont Municipal Code §16.06.300, amending IRC R908.1

- Local to City of Longmont — the next town over may not have it.
- Applies to one- and two-family dwellings and townhouses ONLY — that is the IRC's scope. In THIS district the code prohibits detached single-family dwellings and accessory dwelling units, so the only building here the IRC could govern is a townhouse (single-family attached). Anything else on this parcel — commercial, industrial or multifamily — is governed by the IBC, and this line does not reach it.
- A cost and scope question first; a design question second.

IRC — Longmont Municipal Code §16.06.300, amending IRC R908.1

CITED

City of Longmont amends the code here — On an EXISTING roof — no roof-overs. A recover is prohibited where the roof already carries one or more applications of any type of covering, so a re-roof means a full tear-off.

Re-roofing only; a new building has nothing to recover

Longmont Municipal Code §16.06.310, amending IRC R908.3.1.1 condition 3

- Local to City of Longmont — the next town over may not have it.
- Applies to one- and two-family dwellings and townhouses ONLY — that is the IRC's scope. In THIS district the code prohibits detached single-family dwellings and accessory dwelling units, so the only building here the IRC could govern is a townhouse (single-family attached). Anything else on this parcel — commercial, industrial or multifamily — is governed by the IBC, and this line does not reach it.
- A cost and scope question first; a design question second.

IRC — Longmont Municipal Code §16.06.310, amending IRC R908.3.1.1 condition 3

CITED City of Longmont amends the code here — Residential fire sprinklers are NOT required; R313.2 is amended to say the section "shall be considered for future code adoption", which is the City declining to impose it for now.

Worth knowing because buyers commonly assume the opposite and price it in

Longmont Municipal Code §16.06.200, amending IRC R313.2

- Local to City of Longmont — the next town over may not have it.
- Applies to one- and two-family dwellings and townhouses ONLY — that is the IRC's scope. In THIS district the code prohibits detached single-family dwellings and accessory dwelling units, so the only building here the IRC could govern is a townhouse (single-family attached). Anything else on this parcel — commercial, industrial or multifamily — is governed by the IBC, and this line does not reach it.
- A cost and scope question first; a design question second.

IRC — Longmont Municipal Code §16.06.200, amending IRC R313.2

CITED City of Longmont amends the code here — Foundation drainage has no exception here; the R405.1 exception is deleted and R405.2.3's "in other than Group I soils" allowance becomes "where allowed by the Longmont Municipal Code", so a perimeter drain is the default rather than a soils-dependent option

Longmont Municipal Code §§16.06.270–16.06.280, amending IRC R405.1 and R405.2.3

- Local to City of Longmont — the next town over may not have it.
- Applies to one- and two-family dwellings and townhouses ONLY — that is the IRC's scope. In THIS district the code prohibits detached single-family dwellings and accessory dwelling units, so the only building here the IRC could govern is a townhouse (single-family attached). Anything else on this parcel — commercial, industrial or multifamily — is governed by the IBC, and this line does not reach it.
- A cost and scope question first; a design question second.

IRC — Longmont Municipal Code §§16.06.270–16.06.280, amending IRC R405.1 and R405.2.3

Wildfire / Ignition Resistance

CITED City of Longmont has adopted a wildfire / ignition-resistance program

Longmont has adopted the Colorado Wildfire Resiliency Code (June 1, 2025 edition), excluding appendices A, B and C, with the Chief Building Official as code official. Whether a specific parcel is inside the regulated wildland-urban interface depends on a map the Chief Fire Marshal adopts and maintains under §303 — and that map is available only at the Longmont Department of Public Safety during business hours. It is not published in the City's GIS (checked 2026-07-26, no wildfire layer in any public service), so we cannot resolve WUI status per parcel here. Confirm with Public Safety whether this address is in the mapped interface before pricing ignition-resistant construction.

The map of where it applies is NOT published online — ask Longmont Department of Public Safety — the Chief Fire Marshal maintains the map under §303, so whether this specific parcel is inside the regulated interface cannot be answered from here.

Adopted the state CWRC by Ord. O-2026-11 on 2026-03-24, ahead of the 2026-06-30 deadline. The regulated interface is defined by a Fire-Marshall-maintained map held at the Department of Public Safety and NOT published in the City's GIS, so parcel-level WUI status is unresolvable from here.

Statewide: 2025 Colorado Wildfire Resiliency Code — Local jurisdictions ("governing bodies") must either adopt and implement the State minimum code as-is, or go above and beyond the minimum as it suits their local context, by June 30, 2026. (SB23-166 (Wildfire Resilience Code Board)).

Ignition-resistant construction changes roof, siding, deck, vent and window choices, and defensible space affects landscaping — it is a cost and design driver, not a detail.

Longmont Municipal Code Ch. 16.54 — Colorado Wildfire Resiliency Code (Ord. O-2026-11 §1, adopted 2026-03-24),

§§16.54.010, .030, .040, .050

Permitting & Submittal

CITED Where to submit

the City of Longmont ACA permit portal at aca.longmontcolorado.gov. Building Services publishes a submittal checklist per project type — pull the current one

Longmont Building Services, [longmontcolorado.gov/building-inspection](https://aca.longmontcolorado.gov/building-inspection)

CITED Your permit runs on an inspection clock, not a start-work clock

it expires if the work has not had a required inspection within 365 days of issue, and expires again if more than 180 days pass between inspections. Written extensions of up to 180 days each are available with justifiable cause. A job that is progressing but goes six months without calling an inspection still expires

Longmont Municipal Code §16.04.050 and §16.06.070

CITED A City contractor license is a hard gate on the permit

no permit issues for work by an unlicensed contractor, and a licensed general contractor is required on any project employing three or more licensed trades. Class C covers one- and two-family dwellings and townhouses three stories or less

Longmont Municipal Code §16.48.030

CITED A new legal entity needs a new contractor license

within 30 BUSINESS days — **business days exclude weekends and holidays, so that is roughly SIX CALENDAR WEEKS, not 30 days.** Even where its members already hold one. An LLC restructure mid-project can invalidate the entity pulling your permits

Longmont Municipal Code §16.48.050

CITED Contractor insurance

at least \$1,000,000 combined single limit and \$1,000,000 general aggregate, plus workers' compensation where applicable

Longmont Municipal Code §16.48.070

CITED Renting short-term does not push a dwelling out of the IRC

a dwelling otherwise within the IRC's scope may still be permitted under it when used as a short-term rental

Longmont Municipal Code §16.06.040

CITED Permit-exempt detached shed

120 sq ft or less. Do not rely on the larger figure in recent IRC editions

Longmont Municipal Code §16.06.060

CITED Certificate of partial completion

required on any project not intended for immediate use or occupancy pending further tenant-finish work

Longmont Municipal Code §16.04.100

CITED Appeals and variances

the Master Board of Appeals holds final administrative authority over the building official's decisions and can grant variances from strict application of the codes

Longmont Municipal Code ch. 16.30

CITED Permit fees

set by council resolution, not by the code, so any fee figure quoted from the code is out of date by construction. An 80 percent refund is available where no work has been done and the permit is forfeited

Longmont Municipal Code §16.04.070 and §16.04.080

On the Horizon — Scheduled & Pending

CITED

Energy code (now binding on a code update) — Model Low Energy and Carbon Code

In effect since 2026-07-01. On or after July 1, 2026, a jurisdiction that adopts or updates ANY building code must adopt an energy code achieving equivalent or better energy and carbon performance than the Energy Code Board's Model Low Energy and Carbon Code (MLECC).

Rural counties not awarded significant grant assistance for code training may instead adopt one of the three most recent editions of the IECC (HB22-1362). Confirm the jurisdiction's applicable path with the AHJ.

This is a forward-looking, statewide item — it applies WHEN the jurisdiction next adopts or updates its building code. Confirm the AHJ's current adopted energy code and any update timeline.

Colorado HB22-1362 (2022)

Jurisdiction-specific — be aware

St. Vrain Creek floodplain (SFHA)

Floodplain Development Permit required before any construction in a Special Flood Hazard Area; boundaries actively shifting (Resilient St. Vrain) so map vintage matters

Longmont Floodplain Development Permit

Old Town / Historic districts (East Side, West Side NRHP)

historic overlay/preservation review for designated structures/districts

Longmont historic districts

Overlay zoning districts

LDC §15.03.050 establishes overlays over base zoning — **Airport influence (AI-O)**, **Conservation (C-O)** and **Terry Lake (TL-O)** are the three §15.03.050 establishes, and all three are now recorded — TL-O added 2026-08-22 from the City's own Title 15 export after Josh asked whether we held it. AI-O is still NOT READ IN FULL (see below); TL-O is read but its governing DESIGN GUIDELINES are a separate document we do not hold. An overlay's standards GOVERN over the base district where they conflict; verify which apply per parcel — LDC §15.03.050

(https://library.municode.com/co/longmont/codes/code_of_ordinances?nodeId=PTIICOOR_TIT15LADECO_CH15.03ZODI_S15.03.050

{applies: residential} **THE OVERLAY BOUNDARY IS PUBLISHED** (found 2026-08-28):

`PLANNING/Planning\_Map\_20260220/FeatureServer/22` — two polygons, fields `new\_zone` / `Zone\_Name`. Note the service is **Planning_Map_20260220**, NEWER than the `Planning\_Map\_2025` service most of these layers sit on

check which one our registered zoning source reads before assuming currency.

Airport influence overlay (AI-O)

NOT YET READ IN FULL, but ****THE MAPPED EXTENT IS PUBLISHED**** (found 2026-08-28):

`PLANNING/Planning\_Map\_2025/FeatureServer/7` — one polygon, field `TYPE`. So whether a parcel is inside the zone is answerable from the point rather than by asking; the Part 77 SURFACES themselves are still unread. §15.03.050.A limits structure height to the 14 CFR Part 77 surfaces for Vance Brand Airport, which can bite BELOW the base district's height limit, and requires site-plan review. We do not hold the surfaces or the mapped extent — confirm with the City where a parcel is near the airport

LDC §15.03.050.A

What this pass reviewed

Below is what this pass did and did not look at. This is a PROPERTY report — it answers what is true of the address itself. The building-code domains listed as needing project details are not gaps in what we hold: they depend on what gets built, and the design workspace evaluates them once there is a project to evaluate.

Reviewed

- **Zoning & Site** — reviewed. Recorded plats, easements, covenants/HOA rules, and any PUD or overlay plan are not read — those can be stricter than zoning and control the site.

Partly reviewed

- **Wildfire / Ignition Resistance** — partly reviewed. Wildfire/ignition-resistance applies only where this jurisdiction has adopted a program or the parcel is mapped. Parcel-level mapping is not confirmed here.
- **Permitting & Submittal** — partly reviewed. Permitting is only PARTLY reviewed — 9 of 21 jurisdictions have had their administrative chapter read, and where facts appear here they come from that chapter and are cited. An EMPTY section means nobody has read that AHJ's chapter, never that it has no rules. Fee amounts, review timelines and the full inspection sequence are not covered at all; get those from the AHJ before you build a schedule on them.
- **On the Horizon — Scheduled & Pending** — partly reviewed. Scheduled changes cover the statewide energy-code calendar plus any change this jurisdiction has announced and we have verified. A local ordinance in progress that nobody has published will not appear — ask the AHJ what is in the pipeline.

Needs project details — answered by the design workspace

This domain depends on what you build — describe the project in the design workspace and it is evaluated then. A property report deliberately stops short of it.

- **Building Type & Occupancy**
- **Building & Construction** — The local rules listed here are the ones specific to this jurisdiction, flagged so you know they exist. The domain ITSELF is not evaluated — that needs a project — so treat these as things to price in, not as a review.
- **Structural & Design Criteria**
- **Egress, Light & Ventilation**
- **Fire & Life Safety**
- **Electrical**
- **Mechanical & HVAC**
- **Plumbing & Gas**
- **Energy**
- **Demolition & Hazardous Materials**
- **Accessibility**

What this report covers — and where it stops

This is the PROPERTY LEVEL answer: What does the code and zoning say about this address, before I have a project?

It stops before anything that depends on WHAT YOU BUILD. Egress, energy compliance, structure, fire, the trades and the alteration rules are not evaluated here — they cannot be, because they follow the design.

Design level picks it up from there: I have a project in mind — what does the code require of THIS design, and what changes if I change it? That is the design workspace — describe the project and the domains above are evaluated against it, with the thresholds that turn each requirement on.

And beyond both: Nothing here is a code or zoning determination. Where a rule is discretionary, the AHJ decides, and this tool's job is to tell you the question exists and what it turns on — early enough to be useful.

Sources & citations

- **City of Longmont — adopted codes & design criteria**

When this data was read

The zoning district, the assessor's parcel record and the mapped soils are read live from the published services below and stored briefly so we don't hammer them. These are the times those services actually answered — not the time this report was written. A read older than a day means you were served a stored copy; run the report again for a current read.

- **Mapped soils** — USDA NRCS (SSURGO) — read Sep 2, 2026, 10:35 PM MDT (under two hours before this report)
- **Parcel record** — Boulder County Assessor — read Sep 2, 2026, 10:35 PM MDT (under two hours before this report)
- **Zoning district** — City of Longmont's published zoning map (GIS) — read Sep 2, 2026, 10:35 PM MDT (under two hours before this report)