

Contractor Licensing Requirements

ADDITION (CONTRACTOR LICENSING) Sec.116 Contractor licensing requirements.

Add a new section to read as follows: Sec 116.1 General. No contractor shall hire, employ, contract with or engage another person to perform any construction work unless the person so hired, employed, contracted with or engaged to perform construction work shall be licensed or registered as provided in this section.

Foundation, framing, trim, insulation, and drywall subcontractors performing work for a licensed contractor shall not be required to be licensed.

Permits will be issued only to licensed/registered contractors or their authorized representative.

A contractor shall be responsible for all work included under the scope of the contractor's license/registration whether or not such work is done by the contractor directly or by a subcontractor which is exempt pursuant to this section.

It shall be the duty of any applicant for Electrical or Plumbing Registration to furnish copies of State contractor's license and master's license and send updates as new State licenses are issued or if licensed tradespersons are replaced. No permits for electrical wiring or plumbing work may be issued to any applicant unless such State license is properly verified and registered.

Sec. 116.2 Class of license. It shall be unlawful to perform work which is not authorized under the scope or limits of work for which such license/registration was issued. License/registration classifications are as follows:

Sec.116.2.1 Building contractor-CLASS "A". This license shall entitle the holder to contract for the construction, alteration, tenant finish or repair of any type or size of structure permitted by the International Building Code or the International Residential Code.

Sec. 116.2.2 Building contractor-CLASS "B". This license shall entitle the holder to contract for the construction, alteration, or repair of multi-family (3 or more units) structures as permitted by the International Building Code or the International Residential Code.

Sec. 116.2.3 Building contractor-CLASS "C". This license shall entitle the holder to contract for the construction, alteration, or repair of single-family homes and duplexes as permitted by the International Building Code or the International Residential Code.

Sec.116.2.4 Building contractor – CLASS "D". This license shall entitle the holder to contract for the construction, alteration and repair of: but not limited to, garages, barns, basement finishes, alterations, decks, remodels and low voltage wiring as permitted by the International Building Code or the International Residential Code.

Sec.116.2.5 Mechanical contractor-CLASS "A". This license shall entitle the holder to perform any work in the heating, ventilation and air-conditioning fields.

Sec. 116.2.6 Mechanical contractor- CLASS "B". This license shall entitle the holder to perform any work in the heating field that does not involve mechanical refrigerating systems and equipment.

Sec. 116.2.7 Electrical contractor. Any person, firm, co-partnership, corporation, association, or combination thereof that undertakes or offers to undertake for another the planning, layout, supervision, installation or repair of wiring apparatus and equipment for electrical light, heat, and power. A registered professional electrical engineer who plans or designs electrical installations shall not be classified as an electrical contractor, Pursuant to C.R.S. 12-23-105, electrical contractors are licensed by the State of Colorado and are only required to register with Douglas County. Electrical contractors are exempt from the fee requirements of this section.

Sec. 116.2.8 Plumbing contractor. Any person, firm, co-partnership, corporation, association, or combination thereof that undertakes or offers to undertake for another the planning, layout, supervision, installation, modification or repair of plumbing systems. In order to act as a plumbing contractor the person, firm, partnership or corporation must either be or employ full-time a master plumber. Pursuant to C.R.S. 12-58-105, plumbing contractors are licensed by the State of Colorado and as such are only required to register with Douglas County. Plumbing contractors are exempt from the fee requirements of this section.

Sec. 116.2.9 Roofing contractor. This license shall entitle the holder to contract for the replacement and repairs of existing roofs as permitted by the International Building Code or the International Residential Code.

Sec. 116.3 Contractor license fee schedule. Contractor's license fees shall be as follows:

Class "A" Contractor \$250.00
Class "B" Contractor \$200.00
Class "C" Contractor \$150.00
Class "D" Contractor \$150.00
Mechanical Contractor \$150.00
Roofing Contractor \$150.00
Electric Contractor Exempt
Plumbing Contractor Exempt

Sec. 116.4 Probationary license. The Building Official may issue a probationary license where the Building Official determines that qualifications must be established prior to issuance of a regular license.

Sec. 116.5 Expiration of licenses and regulations. All licenses shall expire one (1) year from the date of issuance, registrations expire (30) days after the State issue licenses, unless otherwise provided. No permits may be obtained, nor may work already under permit be continued until the license or registration has been renewed. Applicants for license renewals shall meet all current requirements for a new license.

Sec. 116.6 Insurance requirements. Prior to issuance of a license/registration, the contractor shall file with the Building Official a certificate of liability insurance and worker's Compensation insurance. The insurance certificate must be signed by an agent of an insurance company stating that the policy or policies required by this section have been issued to the licensee. The policy or policies shall state the name of the company, effective date of such polices and the expiration date of policy or policies. Each policy of insurance shall contain an endorsement to the effect that the insurance carrier shall notify the Douglas County Building Division of the effective date of a reduction or cancellation of the policy. The cancellation or reduction of insurance below the required amount of coverage shall be cause for automatic suspension of the contractor's license or registration until coverage is reinstated. All policies shall be kept in effect for the period of the license.

Single occurrence liability insurance shall be required in the following coverage amounts: Class

"A" Contractor	\$1,000,000.00
Class "B" Contractor	\$1,000,000.00
Class "C" Contractor	\$500,000.00
Class "D" Contractor	\$300,000.00
Electrical Contractor	\$300,000.00
Plumbing Contractor	\$300,000.00
Mechanical Contractor	\$300,000.00
Roofing Contractor	\$300,000.00

Sec. 116.7 License suspension and revocation. The Building Official may issue written notice to any licensed contractor to show cause why its license should not be suspended or revoked and require such contractor to appear before the Board of Appeals for hearing of the complaint of the Building Official. At the hearing before the Board of Appeals the contractor shall have the right to present the case by oral and documentary evidence, to submit rebuttal evidence, and to conduct such cross-examination as may be required for a full and true disclosure of the facts

Suspension or revocation of a contractor's license shall not be construed to release the contractor from liabilities and obligations of completing his contract. During the period prior to the hearing before the Board of Appeals, the contractor shall not be allowed to make application for any other projects.

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The Board of Appeals, after review of the evidence presented, shall have the power to suspend or revoke a contractor's license for good cause shown. Good cause includes, but is not limited to the following:

- a. Violating any provisions of the Douglas County Building Code including any code, which are adopted by reference.
- b. Failure to comply with any lawful order of the Building Official or any other authorized representative of the Building Division pertaining to the administration of the building code and those codes adopted by reference.
- c. Using a contractor's license to obtain a permit required under this code for any other person, corporation or legal entity.
- d. Failure to reveal any material fact in the application for a contractor's license or permit or the supplying of information which is untrue or misleading as to any material fact in the application for a contractor's license or permit.
- e. Failure to obtain a proper permit for any work for which a permit is required.

The Board of Appeals may reinstate a license for any contractor whose license has been revoked, provided a majority of the Board votes in favor of such reinstatement for such reason as the Board may deem sufficient. In such case where the contractor's license has been revoked and the contractor is petitioning the Board for reinstatement, the petitioner shall follow the established policies for requesting such hearing and pay all applicable fees.

ADDITION (DEFINITIONS) Sec. R202 Homeowner / Builder. Add a new definition to Sec. R202 to read as follows: A homeowner / builder is a property owner who elects to act as the contractor of a residential dwelling. A homeowner / builder may secure a permit on only one residential dwelling in a twelve (12) month period with the intent of occupying the structure upon completion. Any person who builds two or more residences in unincorporated Douglas County in any twelve month period shall be deemed to be as contractor, who must then comply with Sec. R116. This section also allows the construction of buildings or structures accessory to a residential building, intended for the homeowner's own personal use and occupancy.

ADDITION (DEFINITIONS) Sec. R202 Contractor. Add a new definition to Sec. R202 to read as follows: **CONTRACTOR.** A contractor is any person, firm, copartnership, corporation, association or other organization or any combination thereof who builds, constructs, alters, adds to, or repairs any building or structure either on its' own property, or who supervises or advises on any such activity, or hires and pays subcontractors.