



Boulder County Land Use Department Publications

Temporary Emergency Permits

Land Use Department
Courthouse Annex Building
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Boulder, CO 80302

Building Safety & Inspection Services Team:

EZBP & License Applications,
Reports & Letters
ezbp@bouldercounty.org
303-441-3926

Plan Review & Building Code Questions
building_official@bouldercounty.org
720-564-2640

www.bouldercounty.org/lu

Office Hours:

Monday – Friday 8 a.m. to 4:30 p.m.
Closed Tuesdays 8 to 10 a.m.

Building Permits can be applied for
and issued until 4 p.m.

Temporary Emergency Permits

Temporary Emergency Permits are granted when immediate action is necessary to protect public health, safety, welfare, property and the environment. In certain cases, the Boulder County Building Official and/or Floodplain Administrator may verbally approve an emergency repair permit prior to a permit application being submitted.

Need for Temporary Emergency Permits

Boulder County recognizes that during a flood or other emergency and times of imminent danger property owners may decide to do what they determine is necessary to protect their property. An emergency does not remove the property owner's responsibility to obtain necessary permits following the cessation of the immediate emergency situation. If work has been started or completed without a permit, a Temporary Emergency Permit is still required and must be applied for.

Work Eligible for Temporary Emergency Permits

The authorization of an emergency permit is limited to the minimum work necessary to prevent an imminent unsafe condition that can harm the environment or threaten people or property and/or the minimum work necessary to protect a structure from the elements. **Temporary Emergency Permits are not issued in order to make a structure habitable.** Temporary Emergency Permits may not permit actions that cause increased erosion, increased risk of flooding, or other negative impacts to downstream or upstream properties or structures.

Any work in the floodplain will be required to obtain a normal Floodplain Development Permit through the Boulder County Transportation Department and meet the Land Use Code floodplain regulations.

Uses of Temporary Emergency Permits

- Structure stabilization, including foundation work, piers, walls, floors, etc. (an approved engineered plan will be required)
- Bank stabilization or other means to protect structures and property from further erosion (please note any work in the waterway will require a permit from the U.S. Army Corps of Engineers)
- Retaining or protective walls.
- Roof and siding protection, home winterization.

If emergency work is commenced, the owner does so at their own risk

Boulder County cannot guarantee the activities permitted through a Temporary Emergency Permit will be allowed to become permanent in pending final determination of the regulatory FEMA floodplain, U.S. Army Corps of Engineers or other applicable permit or regulatory process. This includes temporary construction of bridges, utilities, bank stabilization and shoring up of buildings intended to prevent further loss of property. **Temporary Emergency Permits are not considered permanent permits since there remains significant uncertainty regarding the:**

- Final location of the stream/river channels or banks;
- Final location of the floodplain/floodway;
- Final base flood elevations;
- Final locations and elevations of adjacent roads
- Final location of property lines; and
- Compliance clarification with FEMA regulations.