

Code Compliance Priority Ratings

Each code compliance case is assigned a letter priority rating from "A" to "D"- "A" being the highest priority. Code Compliance staff process cases in the order of the priority rating.

Some issues are only investigated if a written complaint is submitted. Other issues may be investigated without a written complaint, identified as **(Proactive)** below.

Proactive: The Board of County Commissioners determined some types of code violations should be reported on a "proactive" basis, which means Code Compliance staff will pursue investigation of issues without a written complaint if there is evidence to warrant investigation. Proactive investigations apply to threats to public safety and to certain situations involving illegal signs, illegal businesses (the County prefers to address these violations before a large amount of money is invested in a business that may not be allowed), or issues that have a significant, negative impact on surrounding properties, property values and/or the quality of life enjoyed by owners in the area. For example, Code Compliance staff will pursue investigation of issues without a written complaint in the following circumstances:

- 1) If a Code Compliance Inspector or Building Inspector drives by a construction site that has not received final inspection approval or a certificate of occupancy, and observes the structure is being used and/or occupied;
- 2) if County staff (other than Code Compliance staff)¹ observe a violation or see a sales brochure or a newspaper ad that advertises an illegal business or other code violation; and
- 3) if a Code Compliance Inspector drives by and sees an accumulation of junk and rubbish that, in the Inspector's judgment, has a significant, negative impact on surrounding properties, property values and/or the quality of life enjoyed by owners in the area (high visibility and high volume).

The priority ratings for Land Use Code violations and Building Code violations are outlined below.

Land Use Code Priority Ratings

Type A

Code Violations having life/safety/health concerns, as determined by the Code Compliance Officer or other County staff. Clear or potential danger to life, or the environment; sewage disposal and other Health Department concerns; floodplain violations; wildfire hazards. Type A violations apply to all situations, including businesses and non-conforming uses.

| Violation Description | Proactive & Complaint | Complaint Only |
|--------------------------|-----------------------|----------------|
| Imminent Dangers | X | |
| Dangers but not imminent | X | |

Type B

Code Violations having a significant, negative impact on surrounding properties, property values and/or the quality of life enjoyed by owners in the area, as determined by the Code Compliance Officer; violations for which a timely response is necessary or appropriate; and code violations that challenge the authority of the County and the credibility of the Code Compliance program, including but not limited to, the following:

| Violation Description | Proactive & Complaint | Complaint Only |
|--|-----------------------|----------------|
| Junk or trash having significant, negative impact on surrounding properties, property values and/or quality of life enjoyed by property owners in the area | X | |
| Graffiti that is or may be gang-related | X | |
| New Sign Code violations ² | X | |
| New Illegal Businesses ³ | X | |
| Violations holding up the issuance of building permits | X | |
| Expansions of non-conforming businesses | X | |
| Change of character of non-conforming businesses | X | |
| Violations of County denied Land Use Code applications | X | |
| Violations of conditions attached to a previous approval | X | |

Type C

| Violation Description | Proactive & Complaint | Complaint Only |
|---|-----------------------|----------------|
| Imminent Dangers | | X |
| Dangers but not imminent | | X |
| Junk or trash visible only to the complainant, having a moderate, negative impact on surrounding properties, property value and/or the quality of life enjoyed by property owners in the area | | X |

Type D

| Violation Description | Proactive & Complaint | Complaint Only |
|---|-----------------------|----------------|
| Graffiti that is not likely to be gang-related | | X |
| Junk and trash not visible to a neighbor or the public, having a low, negative impact on surrounding properties, property values and/or the quality of life enjoyed by property owners in the area. (*Complainant must reside within 500 feet of property complained about). | | X* |
| Code violations, as determined by the Code Compliance Inspector, having little or no negative impact on the surrounding properties, property values and/or the quality of life enjoyed by property owners in the area. | | X |

Building Code Priority Ratings

Type A

Code violations having life/safety/health concerns. Clear or potential danger to life, property or the environment, sewage disposal and other Health Department concerns; Building, Plumbing, Mechanical and Fire Code violations where life, safety and health are concerns.

| Violation Description | Proactive & Complaint | Complaint Only |
|--------------------------|-----------------------|----------------|
| Imminent Dangers | X | |
| Dangers but not imminent | X | |

Type B

| Violation Description | Proactive & Complaint | Complaint Only |
|---|-----------------------|----------------|
| Current construction of any type taking place without a building permit or with an expired building permit lacking final inspection approvals, or without a land use or other required approval. Situations in which continuation of construction could result in the need to remove, demolish, redesign, or alter the building/structure, or where County land use or other approvals are required but not obtained. Residential or commercial buildings constructed on or after 01/01/1988 without a building permit or with an expired building permit lacking final inspection approvals. | X | |

Type C

| Violation Description | Proactive & Complaint | Complaint Only |
|--|-----------------------|----------------|
| Additions, alterations or remodels of residential or commercial buildings constructed after 08/31/1998 without a building permit or with an expired building permit lacking final inspection approvals. | X | |
| Additions, alterations or remodels of residential or commercial buildings constructed from 01/01/1988 to 08/31/1998 without a building permit or with an expired building permit lacking final inspection approvals. | | X |

Type D

| Violation Description | Proactive & Complaint | Complaint Only |
|---|-----------------------|----------------|
| All accessory structures, including additions or remodels, constructed on or after 01/01/1988 without a building permit or with an expired building permit lacking final inspection approvals. Construction of residential or commercial buildings, including additions, alterations or remodels, from 01/01/1972 to 12/31/1987 without a building permit or with an expired building permit lacking final inspection approvals, unless the matter involves or has the potential to involve life-safety issues. | | X |

Footnotes:

¹Written complaints from County staff other than Code Compliance Officers must be submitted to the Code Compliance Section through a department head or elected official unless the issue directly affects the County employee's property.

²"New Sign Code Violations" are code violations that commenced after the adoption of the County's new Sign Code on 2/22/2005, and off-premise signs.

³"New Illegal Businesses" are businesses that began operation after the enactment of the Larimer County Land Use Code on January 1, 2000.

⁴"Old Sign Code Violations" are violations established prior to February 22, 2005.

⁵"Old Illegal Businesses" are businesses established prior to January 1, 2000.