### **El Paso County (including Colorado Springs, Monument, Falcon)**

The primary permitting authority for almost all of El Paso County is the **Pikes Peak Regional Building Department (PPRBD)**. They have jurisdiction over Colorado Springs, Monument, Fountain, Green Mountain Falls, Manitou Springs, and unincorporated El Paso County.

**1. Contractor Licensing:**

* **License Required:** You will need a **D-2 Roofing Contractor License** from the PPRBD.
* **Requirements:**
  + Completed application form.
  + Proof of passing an ICC (International Code Council) exam or another approved exam.
  + Certificate of General Liability Insurance (typically $1,000,000 minimum).
  + Proof of Workers' Compensation Insurance.
  + Payment of the license fee.
* **Estimated Cost:** The D-2 License fee is approximately $200 - $250 per year.

**2. Permit Process:**

* **When a Permit is Needed:** A permit is required for any roof replacement or repair exceeding 100 square feet (1 square).
* **How to Apply:** Applications are submitted online through the PPRBD's web portal. They offer a "Simplified Residential Reroof Permit" for most standard jobs, which speeds up the process.
* **Information Needed:** You'll provide the property address, homeowner info, contract value, and details on the underlayment and roofing material.

**3. Required Inspections:**

* A **final inspection** is typically required after the roof is completed. For certain roof types or slopes, a mid-roof or "in-progress" inspection might also be necessary to check underlayment and flashing before it's covered.

**4. Estimated Permit Costs:**

* Permit fees are based on the total valuation (contract price) of the job.
* **Example:** For a $15,000 roof replacement, you can expect the permit fee to be in the range of **$250 - $400**. You can find the exact amount using the fee schedule on the PPRBD website.

### **El Paso County (via Pikes Peak Regional Building Department)**

The PPRBD handles permitting for Colorado Springs, Monument, Falcon, and most of El Paso County. Their system is fully online.

* **Main Building Department Website:**<https://www.pprbd.org/>
* **Direct Link for Online Permits:** This is the login page for the QDS Online Portal where you will apply for permits and manage your projects. You will need to have your contractor license set up first. [https://www.qds.pprbd.org/](https://www.google.com/search?q=https://www.qds.pprbd.org/)
* **Specific Page for Contractor Licensing:** Before you can use the portal, you'll need your D-2 Roofing License. All the forms and information are here. [https://www.pprbd.org/Contractor/ContractorLicensing](https://www.google.com/search?q=https.www.pprbd.org/Contractor/ContractorLicensing)

### **Teller County (including Divide, Woodland Park, Florissant)**

Permitting in Teller County is handled by the **Teller County Building Department**. Note that incorporated cities within the county, like Woodland Park or Cripple Creek, may have their own specific registration requirements, so always check with the city as well.

**1. Contractor Licensing:**

* **License Required:** You must be registered as a contractor with the Teller County Building Department to pull permits.
* **Requirements:**
  + Completed contractor registration application.
  + Certificate of General Liability Insurance.
  + Proof of Workers' Compensation Insurance.
  + Payment of the registration fee.
* **Estimated Cost:** Contractor registration is typically less expensive than in El Paso County, often around **$50 - $100** annually.

**2. Permit Process:**

* **When a Permit is Needed:** A permit is required for all reroofing projects.
* **How to Apply:** The process is managed through the Teller County Building Department. You may need to submit applications via email or their online portal. Given the high-altitude environment, pay close attention to code requirements for ice and water shield.
* **Information Needed:** Scope of work, materials, and property details.

**3. Required Inspections:**

* Expect a **final inspection** at a minimum. Due to the potential for high snow loads and ice damming, inspectors are often very particular about underlayment and flashing installations.

**4. Estimated Permit Costs:**

* Fees are generally based on project valuation. They tend to be lower than in the metro areas.
* **Example:** For a $15,000 roofing project, the permit fee would likely be in the range of **$150 - $300**. Consult their current fee schedule for accuracy.\

### **Teller County**

The Teller County Building Department handles permits for unincorporated areas like Divide and Florissant. For cities like Woodland Park, you must apply with that city directly.

* **Main Building Department Website:** [https://www.co.teller.co.us/Building/Default.aspx](https://www.google.com/search?q=https://www.co.teller.co.us/Building/Default.aspx)
* **Direct Link for Permit Applications & Forms:** Teller County often uses fillable PDF forms that can be submitted electronically. This page contains the applications and fee schedules. Look for the "Building Permit Application" form. [https://www.co.teller.co.us/Building/PermitApplications.aspx](https://www.google.com/search?q=https://www.co.teller.co.us/Building/PermitApplications.aspx)

### **Douglas County (including Castle Rock, Parker, Larkspur, Highlands Ranch)**

Douglas County is a mix of jurisdictions. The **Douglas County Building Division** handles unincorporated areas. However, major population centers like the Town of Castle Rock, the Town of Parker, the City of Lone Tree, and the City of Castle Pines have their own building departments and separate requirements.

**1. Contractor Licensing:**

* **License Required:** You must have a license with the specific entity where the work is located (either Douglas County *or* the town/city).
* **Requirements (General):**
  + Completed application for the specific jurisdiction.
  + Proof of passing an ICC exam is often required.
  + Certificate of General Liability and Workers' Compensation Insurance.
  + Payment of the license fee for that jurisdiction.
* **Estimated Cost:** Expect to pay a separate license fee for each jurisdiction you work in, typically **$150 - $300** per license, per year.

**2. Permit Process (Using Town of Castle Rock as an example):**

* **When a Permit is Needed:** A permit is required for replacing more than 100 square feet of roofing.
* **How to Apply:** Applications are submitted online through the town's portal. Castle Rock is in a high-wind zone, so you must specify materials and installation methods that meet current wind-resistance codes.
* **Information Needed:** You'll need to provide details on underlayment, drip edge, ventilation, and the specific class of shingle being used.

**3. Required Inspections:**

* Most jurisdictions in Douglas County require at least a **final inspection**. Some may also require a mid-roof inspection to verify the installation of ice shield and underlayment before the final roofing material is applied.

**4. Estimated Permit Costs:**

* Fees are based on project valuation and vary by jurisdiction.
* **Example (Douglas County/Castle Rock):** For a $20,000 roofing project, the permit fee would likely be in the **$300 - $500** range.

### **Douglas County (and its Municipalities)**

Permitting in Douglas County depends entirely on the project's address. You must first determine if the property is in an unincorporated area or within a town's limits like Castle Rock or Parker.

#### **For Unincorporated Douglas County (e.g., some parts of Highlands Ranch):**

* **Main Building Division Website:** [https://www.douglas.co.us/building/](https://www.google.com/search?q=https://www.douglas.co.us/building/)
* **Direct Link for Online Permits:** This is the portal for submitting permits directly to the county. [https://apps.douglas.co.us/building/permit/](https://www.google.com/search?q=https://apps.douglas.co.us/building/permit/)

#### **For the Town of Castle Rock:**

* **Main Building Division Website:** [https://crgov.com/151/Building](https://www.google.com/search?q=https://crgov.com/151/Building)
* **Direct Link for Online Permits:** Castle Rock uses an online portal called "eTRAKiT" for all permit and license applications. [https://trakit.crgov.com/eTRAKiT/](https://www.google.com/search?q=https://trakit.crgov.com/eTRAKiT/)

#### **For the Town of Parker:**

* **Main Building Division Website:** [https://www.parkeronline.org/154/Building-Division](https://www.google.com/search?q=https.www.parkeronline.org/154/Building-Division)
* **Direct Link for Online Permits:** Parker uses a comprehensive online portal for all development-related services, including permit applications. [https://services.parkeronline.org/CSS/](https://www.google.com/search?q=https://services.parkeronline.org/CSS/)

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### **Summary Comparison Table**

| Feature | El Paso County (PPRBD) | Teller County | Douglas County (and its Towns) |
| --- | --- | --- | --- |
| **Primary Authority** | Pikes Peak Regional Building Dept. | Teller County Building Dept. | Varies: County or individual Town (Castle Rock, Parker, etc.) |
| **Licensing** | D-2 Roofing License Required | Contractor Registration Required | Separate License Required for each Jurisdiction |
| **ICC Exam** | Yes, typically required. | Often not required for simple registration. | Yes, typically required for major towns. |
| **Permit Process** | Streamlined online portal. | Online/Email application. | Robust online portals for each jurisdiction. |
| **Key Consideration** | Broad jurisdiction, very established process. | High-altitude requirements (ice/snow). | Must verify which of the multiple jurisdictions you are in. High-wind requirements. |
| **Est. License Fee** | $200 - $250 / year | $50 - $100 / year | $150 - $300 / year / **per jurisdiction** |
| **Est. Permit Fee** | $250 - $400 for a typical reroof. | $150 - $300 for a typical reroof. | $300 - $500 for a typical reroof. |