



## MINIMUM DWELLING STANDARDS

Land Use Department  
970.626.9775

Physical Address: 111 Mall Road, Ridgway CO  
Mailing Address: PO Box 28, Ridgway CO 81432

Note: According to the International Code Council, a “Dwelling” refers to a house, home, residence, dwelling unit/residential dwelling unit.

Per the 2006 International Residential Code (IRC), 2009 International Energy Conservation Code, and the Ouray County Land Use Code.

For a structure to qualify as a dwelling unit, it must include:

- A sleeping area with an egress window or three (3) foot door
- A complete kitchen with a stove and a sink
- A bathroom
- 1 room measuring a minimum of 120 square feet
- No horizontal dimension less than seven (7) feet except in a kitchen
- Smoke and carbon monoxide detectors as required by the applicable building code
- Lighting and venting built to meet the International Residential Code
- One (1) exit door measuring a minimum of three (3) feet in width
- Adequate sewage disposal (i.e. OWTS system or tie into a sewer)
- Adequate water supply
- Adequate heating system (R303.8)
- Adequate engineered/permanent foundation per Ouray County Resolution 2010-18
- Accepted final inspections from the State for Plumbing and Electrical
- Certificate of Occupancy (CO) issued by the Ouray County Building Inspector