

CONTRACTOR REGISTRATION

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 is registered with Parker Building Division.

Exceptions:

1. A homeowner is not required to register and is exempt from this Section.
2. Construction trades other than mechanical, electrical and plumbing performing work under a registered general contractor are not required to be registered.

A contractor shall be responsible for all work included under the scope of the contractors' registration regardless of whether or not such work is done by the contractor directly or by a sub-contractor which is exempt pursuant to this Section.

It shall be the duty of any applicant for electrical or plumbing registration to furnish copies of the State contractor's license, master's license and to 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.

Permits will only be issued to a registered contractor or their authorized representative.

Definitions

CONTRACTOR

A contractor is any person, firm, co-partnership, 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.

HOMEOWNER

The owner of the property who elects to act as an owner-builder for their residential dwelling or accessory structure, as defined in the International Residential Code (IRC). A homeowner 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 Parker in any twelve (12) month period shall be deemed to be a contractor.

Class of registration

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

Building contractor – CLASS “A”

This registration 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 (IBC) or International Residential Code (IRC).

Building contractor – CLASS “B”

This registration shall entitle the holder to contract for the construction, alteration, or repair of multi-family/townhouses with three or more units per structure as permitted by the IBC or IRC.

Building contractor – CLASS “C”

This registration shall entitle the holder to contract for the construction, alteration, or repair of single-family homes and duplexes as permitted by the IBC or IRC.

Building contractor – CLASS “D”

This registration 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 IBC or IRC.

Mechanical contractor – CLASS “MA”

This registration shall entitle the holder to perform work on heating, ventilation, air conditioning, and refrigerating systems.

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. Pursuant to C.R.S. 12-23-105, electrical contractors are licensed by the State of Colorado and are only required to register with Parker. Electrical contractors are exempt from the fee requirements of this Section.

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. 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 Parker. Plumbing contractors are exempt from the fee requirements of this Section.

Roofing contractor

This registration shall entitle the holder to contract for the replacement and repairs of existing roofs as permitted by the IBC or IRC.

Contractor registration fee schedule

Contractor’s registration fees shall be as follows:

Class “A” Contractor.....	\$200.00
Class “B” Contractor.....	\$150.00
Class “C” Contractor.....	\$100.00
Class “D” Contractor.....	\$75.00
Mechanical Contractor.....	\$75.00
Roofing Contractor.....	\$75.00
Electric Contractor.....	Exempt
Plumbing Contractor.....	Exempt

Probationary registration

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

Expiration of registration and regulations

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

Insurance requirements

Prior to 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 contractor. The policy, or policies, shall state the name of the company, effective date of such policies, 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 Parker 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 registration until coverage is reinstated. All policies shall be kept in effect for the period of the registration.

Single occurrence liability insurance shall have the following minimum coverage amount:

Class “A” Contractor.....	\$1,000,000.00
Class “B” Contractor.....	\$1,000,000.00
Class “C” Contractor.....	\$1,000,000.00
Class “D” Contractor.....	\$1,000,000.00
Electrical Contractor.....	\$1,000,000.00
Plumbing Contractor.....	\$1,000,000.00
Mechanical Contractor.....	\$1,000,000.00
Roofing Contractor.....	\$1,000,000.00

Registration suspension and revocation

The Building Official may issue written notice to any registered contractor to show cause, why the registration should not be suspended or revoked, and require such contractor to appear before the Board of Appeals for a hearing on the complaint of the Building Official. At the hearing before the Board of Appeals, the contractor shall have the right to present their 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 registration 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 submit an application for any other projects.

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

1. Violating any of the Parker Building Code provisions including any codes which are adopted by reference.
2. 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.
3. Using a contractor's registration to obtain a permit required under this code for any other person, corporation or legal entity.
4. Failure to reveal any material fact in the application for a contractor's registration or permit, or the supplying of information which is untrue or misleading as to any material fact in the application, for a contractor's registration or permit.
5. Failure to obtain a proper permit for any work for which a permit is required.

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