

IMPROVEMENT LOCATION CERTIFICATE (ILC) Frisco Town Code, Section 180-2.5.3

A. Purpose An Improvement Location Certificate (ILC) is required to verify compliance with location specific development requirements such as setbacks, building heights, and bulk plane.

B. Applicability

1. A foundation ILC that shows the distance from the property lines to a foundation is required for all new buildings. A foundation ILC is also required for building additions proposed within 5 feet of a setback, easement, property line, or other similar boundary.
2. A roof ILC that shows the location and height of the roof is required for all new buildings. A roof ILC is also required for building additions proposed within 5 feet of the maximum building height or required bulk plane.
3. At the discretion of the Community Development Department Director, these requirements may be waived if compliance with the setback and building height requirements for a new building or building addition can be reasonably verified in the field by the Community Development Department without an ILC.

C. Review Procedures

1. A foundation ILC must be performed after the foundation itself is in place. A foundation ILC must be submitted to the Community Development Department for review prior to the approval of a final foundation inspection. If the ILC shows that the completed foundation is located as required by the approved site plan, the developer will be permitted to proceed with further construction. If the ILC shows that the completed foundation is not located as required by the approved site plan, the developer will not be permitted to proceed with further construction until the foundation has been properly located and verified with an updated ILC.
2. A roof ILC must be performed after the roof itself is in place. A roof ILC must be submitted to the Community Development Department for review prior to the approval of a final framing inspection. If the ILC shows that the roof is located as required by the approved architectural plans, the developer will be permitted to proceed with further construction.
3. If the ILC shows that the roof is not located as required by the approved architectural plans, the developer will not be permitted to proceed with further construction until the roof has been properly located and verified with an updated ILC. If the ILC is prepared prior to the installation of the sewer cleanouts and water curb stops, an amended ILC showing the location of the sewer cleanouts and water curb stops with a bearing and distance reference to two points on a foundation wall must be submitted to the Community Development Department prior to the issuance of a certificate of occupancy or certificate of completion.

D. Content

The ILC shall be prepared in a form consistent with professional land surveying practices and be certified by a land surveyor licensed in the State of Colorado. An ILC must contain the information necessary to demonstrate compliance with the applicable location specific development requirements such as setbacks, building height, and bulk plane. A foundation ILC shall show the location and principal dimensions of all foundations for structures approved on the site plan, the USGS elevation at the top of the foundation walls, and the location of all sewer cleanouts and water curb stops with a bearing and distance reference to two points on a foundation wall. A roof ILC shall show the location and heights of all roof forms for structures approved on the site plan and include the USGS elevations of all roof ridges.