



GENERAL CONTRACTOR LICENSING

City Council Work Session
December 8, 2020 – 6:00pm

General Contractor Licensing



PERMITTING PROCESS



**EXISTING TRADE
CONTRACTOR LICENSING**



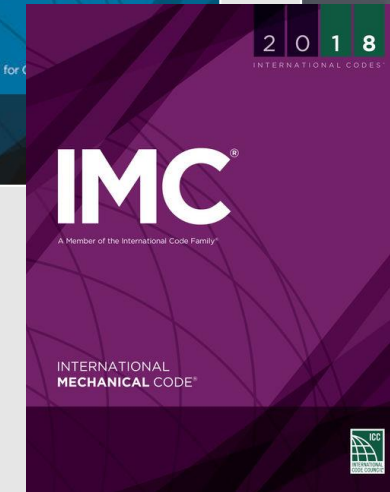
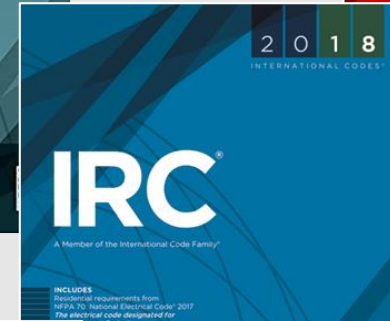
**PROPOSED GENERAL
CONTRACTOR LICENSING**



PERMITTING

- **GUIDANCE**

- Laramie Municipal Code – references the adoption of the ICC – 15.24
- International Code Council Series – International Building Code (commercial) and International Residential Code (residential) Sections 105.



Nothing that is proposed related to General Contractor Licensing changes the permitting process.



PERMITTING

- **WHAT IS PERMITTED/WHAT IS NOT PERMITTED**

- IBC/IRC Sections 105 – any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of the building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, mechanical or plumbing installations. The installation of which is regulated by this code or to cause any such work to be performed shall first make application to the building official and obtain the required permit.

Nothing that is proposed related to General Contractor Licensing changes the permitting process.



PERMITTING

◦ EXEMPTIONS:

- IBC/IRC Sections 105 – allows for exemptions in the areas of building, electrical, gas, mechanical and plumbing. Some of those exemptions are listed here.
 - Building Exemptions:
 - One story detached accessory structure under 120 sq. ft.(IBC), 200 sq. ft. (IRC).
 - Fences not over 7' high.
 - Retaining walls not over 4' high.
 - Sidewalks and driveways.
 - Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 - Residential window awnings attached to exterior wall.
 - Decks not exceeding 200 sq. ft., not more than 30" above grade, not attached to a dwelling and that do not serve an exit door.
 - Electrical Exemptions:
 - Temporary Decorative Lighting.
 - Reinstallation of attachment plug receptacles covers.
 - Replacement of branch circuit devices in same location.
 - Items operating at less than 25v and not capable of supplying 50W of energy.
 - Minor repair work of items plugged into approved receptacles.

Nothing that is proposed related to General Contractor Licensing changes the permitting process.



PERMITTING

◦ EXEMPTIONS (continued):

- Gas:
 - Portable heating, cooking or clothes drying appliances.
 - Replacement of minor part that does not alter approval of equipment.
 - Portable fuel cell appliances not connected to a fixed piping system or interconnected to a power grid.
- Mechanical
 - Portable heating appliance, portable ventilation appliance, portable cooling units, steam hot or chilled water piping within any heating or cooling items in this code.
 - Replacement of any minor part that does not alter approval of the equipment.
 - Portable evaporative coolers.
 - Self contained refrigeration systems.

◦ Plumbing

- Stopping of leaks in drains, water, soil, waste and vent pipes provided however if any concealed pipe becomes defective and it becomes necessary to remove and replace such work shall be considered new work and require permitting.
- Clearing of stoppages or repairing of leaks in pipes, valves and fixtures provide it doesn't require the replacement of pipes, valves and fixtures.

Nothing that is proposed related to General Contractor Licensing changes the permitting process.



PERMITTING

- **WHO CAN PERFORM WHAT PERMITTED WORK?**

- **Homeowners** performing the work on their primary residence with their own two hands may conduct all permitted work.
- **Commercial** all permitted work must be conducted by licensed trade contractors. Currently the City of Laramie does not license general contractors.
- **Rentals** all permitted work must be conducted by licensed trade contractors. Currently the City of Laramie does not license general contractors.

Nothing that is proposed related to General Contractor Licensing changes the permitting process.



PERMITTING

- **PERMITTING PROCESS**

- CONSULTATION – contact Code Administration Division, may include free onsite consultation.
- APPLICATION – three applications available:
 - Building Permit Application
 - Combo Permit Application
 - Sign Permit Application
- REVIEW – applications and documentation received by Code Administration is reviewed, discussed with applying if needed and approved. 3-week standard time, some applications are approved at the counter.
- PERMITTED – once approved and fees are paid the proper permit issued and construction can begin. Work shall not commence until permits have been issued.
- PROGRESS INSPECTIONS – scheduled as needed.
- FINAL INSPECTION – 80% are simply a final inspection and close out, 20% are issued Certificates of Occupancy.

Nothing that is proposed related to General Contractor Licensing changes the permitting process.



PERMITTING

- **PERMITTING FEES**

- Building and Electrical Permit Fees

- Based on the valuation of the scope of the work being completed (materials and labor).
 - Sliding Scale that adjusts for inflation and price changes and has been in place since 2006.

- Plumbing/Mechanical Permit Fees

- Includes a base fee plus a per item fee.
 - Has not been adjusted in recent history, staff plans to present adjustments for council consideration.

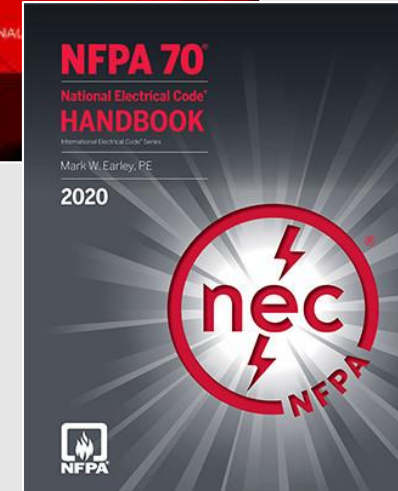
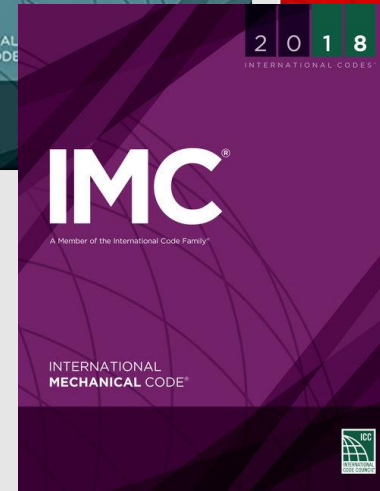
Nothing that is proposed related to General Contractor Licensing changes the permitting process.



TRADE CONTRACTOR LICENSING

- **GUIDANCE**

- Laramie Municipal Code
 - 15.24.020 - Plumbing, heating and cooling codes.
 - 15.24.030 - Electrical codes.
- International Code Council



Nothing that is proposed related to General Contractor Licensing changes Trade Contractor Licensing



TRADE CONTRACTOR LICENSING

- **WHO ARE TRADE CONTRACTORS**

- Plumbing
- Mechanical
- Gas Service
- Refrigeration
- Fire Protection
- Petroleum Products Piping
- Lawn Sprinkler
- Water/Sewer utilities
- Water Softener
- Electricians

Nothing that is proposed related to General Contractor Licensing changes Trade Contractor Licensing



TRADE CONTRACTOR LICENSING

◦ REQUIREMENTS

- Firm or Entity Applies for Contractor License.
- Qualified Master or Supervisor of Record is listed for each firm.
 - Completed Certificate of Qualification.
 - Verification of Experience:
 - Master Electrician – 16,000 hrs./approx. 8 years.
 - Journeyman Plumber/Mechanical – 4 years.
 - Master Plumber/Mechanical – 7 years.
 - Provision of appropriate testing requirement:
 - ICC Certification (Plumbing, Mechanical)
 - NICET Certification (Fire Sprinkler)
 - State of Wyoming Electrical License
 - Etc.
- Provision of current liability insurance with City listed as Certificate Holder.
 - Simply notifies the City of changes to any policy.
- Provision of current State of Wyoming Workers Compensation Certificate of Good Standing with the City listed as recipient.
 - Simply notifies the City of any change in standing.
- Inclusion of State Electrical or Low-Voltage license or a letter indicating that they do not perform electrical work.

**All master/supervisors, journeyman and apprentices working within the City of Laramie shall be licensed with the City of Laramie.*

Nothing that is proposed related to General Contractor Licensing changes Trade Contractor Licensing



TRADE CONTRACTOR LICENSING

PROCESS

- Firm Submits Application.
- Firm lists Master/Supervisor of Record for P/M/E.
- Firm submits required forms for both application and Qualified Master or Supervisor of Record.
- Code Admin Reviews all submitted documentation.
- Licenses Provided:
 - New licenses are provided all year long
 - All license renewals are due at end of the calendar year (12/31)

FEES

- Firm:
 - NEW – ranges from \$150 to \$300
 - RENEWAL – ranges from \$25 to \$35
- QSOR – Certificate of Qualification:
 - New – ranges from \$15 to \$20
 - Renewal – ranges from \$10 to \$15

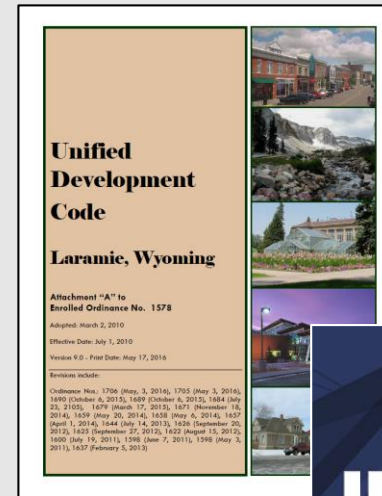
Nothing that is proposed related to General Contractor Licensing changes Trade Contractor Licensing



PROPOSED GENERAL CONTRACTOR LICENSING

- **GUIDANCE**

- Proposed additions to Laramie Municipal Code. Section 15.24.15.
- International Code Council – IRC & IBC





PROPOSED GENERAL CONTRACTOR LICENSING

- **WHO ARE GENERAL CONTRACTORS**

- CLASS A – Any type of construction.
- CLASS B – Any residential, commercial non-structural tenant finish and one-story construction 10,000 sq. ft. or less.
- CLASS R – Residential single-family dwellings not more than 3 stories above grade.
- CLASS C – Roof Assembly, Siding, Egress Windows, Permitted Fencing and Signs.



PROPOSED GENERAL CONTRACTOR LICENSING

Regional Comparison – General Contractor Licensing Required

GC Levels	Laramie (Proposed)	Cheyenne	Casper	Gillette	Jackson	Sheridan	Fort Collins, CO	Larimer, Co., CO
Class A	X	X	X	X	X	X	X	X
Class B	X	X	X	X	X		X	X
Class R	X	X	X	X	X	X	X	X
Class C	X			X			X	
Class C1		X						
Class C2		X						
Class D		X		X			X	
Class E		X						
Cass S		X						
Demo			X					
Roofing			X					



PROPOSED GENERAL CONTRACTOR LICENSING

- **REQUIREMENTS**

- Firm or Entity Applies for Contractor License.
- Qualified Supervisor of Record is listed for each firm.
 - Completed Certificate of Qualification.
 - Verification of Experience:
 - Class A – 7 years
 - Class B – 5 years
 - Class R – 5 years
 - Class C – 3 years
 - Provision of appropriate testing requirement:
 - ICC Certification – Class A, B & R
- Provision of current liability insurance with City listed as Certificate Holder.
 - Simply notifies the City of changes to any policy.
- Provision of current State of Wyoming Workers Compensation Certificate of Good Standing with the City listed as recipient.
 - Simply notifies the City of any change in standing.



PROPOSED GENERAL CONTRACTOR LICENSING

Regional Comparison – General Contractor Requirements

GC Requiems	Laramie (Proposed)	Cheyenne	Casper	Gillette	Jackson	Sheridan	Fort Collins, CO
Application	X	X	X	X	X	X	X
QSOR	X	X	X	X	X	X	X
Work Comp	X	X		X	X		X
Liability Ins.	X	X	X	X	X	X	X
Fees	X	X	X	X	X	X	X
QSOR Testing	X	X	X	X	X	X	X
Certificate of Qualifications	X	X		X	X	X	X
Verification of Experience	X	X	X		X		
QSOR Fees	X				X	X	
Application Fee		X			X	X	
Surety/License Permit Bond				X	X	X	



PROPOSED GENERAL CONTRACTOR LICENSING

Regional Comparison – Experience Required of QSOR

QSOR/Experience Required	Laramie (Proposed)	Cheyenne	Casper	Sheridan	Fort Collins, CO	Larimer, Co., CO
Class A	7	7	8	2	2	2
Class B	5	5	6	2	2	2
Class R	5	5	4	2	2	2
Class C	3	3	4	2	2	2



PROPOSED GENERAL CONTRACTOR LICENSING

Process

- Firm Submits Application.
- Firm lists Supervisor of Record.
- Firm submits required forms for both application and Qualified Supervisor of Record.
- Code Admin Reviews all submitted documentation.
- Licenses Provided:
 - New licenses are provided all year long
 - All license renewals are due at end of the calendar year (12/31)

FEES

- Firm:
 - New Class A - \$500, Renewal - \$200
 - New Class B - \$450, Renewal - \$150
 - New Class R - \$450, Renewal \$150
 - New Class C - \$300, Renewal \$75
- QSOR – Certificate of Qualification:
 - New All Classes \$100, Renewal All Classes \$50



PROPOSED GENERAL CONTRACTOR LICENSING

Regional Comparison – General Contractor Licensing Fees

GC Levels/ Fees	Laramie (Proposed)	Cheyenne +\$50 App	Casper	Gillette	Fort Collins, CO +75	Larimer Co., CO
Class A	\$500/\$200	\$650/\$200	\$300/\$75	\$500	\$200	\$150
Class B	\$450/\$150		\$150/\$75	\$300	\$200	\$125
Class R	\$450/\$150		\$150/\$75	\$150	\$200	\$100
Class C	\$300/\$75	\$250/\$100		\$75	\$200	\$100
Class C1		\$250/\$100				
Class C2		\$250/\$100				
Class D				\$150	\$100	
Class E						
Cass S						
Demo			\$150/\$75			
Roofing			\$150/\$75			



PROPOSED GENERAL CONTRACTOR LICENSING

- **BENEFITS OF GENERAL CONTRACTOR LICENSING**

- 3 Benefits to General Contractors to be licensed with the City of Laramie:
 - Professional Credibility
 - Building Relationships
 - Good Business Practice
- 3 Benefits to hiring a licensed General Contractor:
 - Licensing and Insurance.
 - Saves Time & Money.
 - General Contractor's Knowledge.
- 3 Benefits to the community of Laramie:
 - Accountability and Competency.
 - Ability to Identify Licensed General Contractors.
 - Licensed Contractor Requirements.



PROPOSED GENERAL CONTRACTOR LICENSING

- **PROPOSED AMENDMENTS FROM 2ND READING PRIOR TO POSTPONEMENT**

- add for compensation to definition of General Contractor.
- Add to definition of General Contractor homeowners that lead or manage any of the above are exempt from licensing under this ordinance however, all necessary permits shall be obtained prior to work commencing.

- **OTHER PROPOSED AMENDMENTS**

- Add permitted to definition of “Construction” means all permitted ...
- Add to definition of “Construction” including by not limited to any building or structure that is erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished.