

In response to the catastrophic fire in Colorado Springs, Pikes Peak Regional Building Department will use the following scenarios to assist those who lost or suffered damage to their home. Any one of the following 4 scenarios may be used when applicable. Upon completion of the scope of work defined for a permit associated with scenario 1; 2 or 3, a Certificate of Occupancy will be issued. No Certificate of Occupancy will be issued for a permit using scenario 4. Please contact Mindy Stuemke @ 327-2903 or Bob Croft@ 327-2914 to discuss if these scenarios will not work for your particular situation.

1. **Use of existing foundation, same house:**

If Regional Building has the original plans, the only document required will be a letter from a licensed engineer stating that existing foundation is acceptable for rebuild. RBD will issue, at a minimum fee, a demolition permit for removal of fire debris. This permit is required to monitor removal activity and be sure fall protection is installed around the open foundation as required by code(2011 PPRBC). The single family dwelling shell can be constructed according to the plans on file with the issuance of a new remodel permit (434). The permit cost will be based on the cost of square footage with attachments for Electrical/Mechanical and Plumbing trades at a minimum fee. The interior finish portion of the house may not be required to meet all current structural or design criteria of the 2009 IRC, but will be required to meet all life/ safety requirements and other design provisions that benefit the owner such as, but not limited to, State Electrical Code, smoke and CO detectors, energy conservation, etc.

2. **Non-use of existing foundation, same house:**

If Regional Building has the original plans, the documentation required will be a letter from a licensed engineer stating that foundation is not safe for rebuild and submittal of a new foundation plan for review/approval. RBD will issue a wrecking permit at a minimum fee for total removal of foundation and all fire debris. This permit is required to monitor removal activity and to be sure the foundation excavation is backfilled or protected according to code (2011 PPRBC). With this option, a new single family dwelling permit (101) will be issued based on the cost of square footage and no other trades will need to attach, this will be a universal permit. The construction of the foundation must comply with all applicable provisions of the 2009 IRC. Inspections may be made by the engineer of record. The remaining portion of the structure located above the foundation may be constructed as outlined in # 1 above.

3. **Building new home (different from original) at existing location:**

Process will be the same as any new single family dwelling plan/ permit submittal currently in place. [http://www.pprbd.org/planchek/PLCK\\_RESGuide\\_2012.pdf](http://www.pprbd.org/planchek/PLCK_RESGuide_2012.pdf) One set of plans, including engineered foundation, site plan, all construction docs and duct design components to comply with 2009 IRC.

4. **Repair of existing structure due to fire damage:**

Process will be the same as any remodel for an existing residential structure.