

RBD *matters*



Broadmoor Brownstones photographed by Tatianna Gruen

inside news

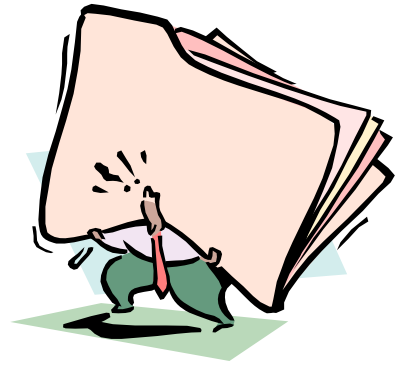
Snow Policy 2006 Permit Report

Plan Review Building Mechanical Plumbing



Top 10 Plan Review “Whoops!”

The most common reasons for returned plans



COMMERCIAL PLANS

- Code Study — Incomplete or incorrect;
- Missing ground snow (Pg) and flat snow (Pf) design parameters;
- Wind Design Speed and exposure category are incorrect;
- Fire Walls/Horizontal Fire Assemblies - existing location is either unknown or not identified on the plans;
- Door Ratings in Rated Walls are incorrect or omitted;
- Energy Code Certificate (COMcheck) is incorrect or omitted;
- Plans don't include or have errors in the Outdoor Ventilation Air based on Table 403.3, 2003 International Mechanical Code, amended by 2005 Pikes Regional Building Code;
- Duct penetrations of various rated assemblies and damper protection are inaccurate;
- Electrical fixture designation and count don't match the electrical calculations and fixture schedule; and
- Track lighting isn't calculated to the highest of 30 watts per foot or maximum labeled wattage of track heads.

Commercial Plans Review list is available on our web site at www.pprbd.org/planckhandouts.htm

WALK THROUGH PLAN REVIEW HOURS

Construction Review
8:00 a.m. - 3:45 p.m.

Electrical Review
9:00 - 11:45 a.m. and 1:00 - 3:45 p.m.

Mechanical Review
9:00 - 11:45 a.m. and 1:00 - 3:45 p.m.

Plumbing Review
9:00 - 11:45 a.m. and 1:00 - 3:45 p.m.

Floodplain Review & Enumeration
8:30 a.m. - 3:45 p.m.

RESIDENTIAL PLANS

- International Energy Conservation Code — Not included with the plans, wrong code year, incorrect data entered (R and U values), or heat loss calculations and heat loss certificate don't match the REScheck numbers;
- Truss Design — Not included with plans or wrong design code was used;
- Unfinished basements — Incorrect number of egress exits;
- Design Loads — Omitted from engineered plan set;
- Residential Heat Loss Certificate not included with plans;
- Furnaces are more than 30 percent oversized.

Residential Construction Plan Review list is available on our web site at www.pprbd.org/planckhandouts.htm

coverphoto

The cover photo of the Broadmoor Brownstones was taken by Tatianna Gruen after the December 29 snowfall. The photo captures the charm and spirit of Colorado Springs in 1871, when it was founded by General William Palmer and called “Little London.” Spencer Penrose, who founded the Broadmoor, and General Palmer, who owned the Antlers Hotel, were friendly competitors. Because of their rivaling resort hotels, Penrose’s logo spelled Broadmoor with a very small “a”!

RBD matters newsletter is published by

Pikes Peak Regional Building Department

Pikes Peak Regional Building Department was created by the City of Colorado Springs and El Paso County in 1966, and now includes Fountain, Green Mountain Falls, Manitou Springs, Monument and Palmer Lake.

The Department enforces building codes through plan reviews and inspections; tests and grants licenses to building and mechanical contractors; registers electrical and plumbing contractors licensed by the state of Colorado; oversees floodplain management; assigns addresses; and issues permits to build, alter, convert, repair, move or demolish structures.

Pikes Peak Regional Building Department operations are solely financed by fees paid for services.

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Permit Study Committee

Industry organizations have been asked to select representatives to participate in the Permit Study Committee. The Committee will evaluate the current permit fees and the costs of services provided, and may recommend adjustments based on this study.

Please ask your representatives to communicate their interest in serving on the Committee before the Advisory Board meeting by **Wednesday, January 17**. Please E-mail responses to Bev@pprbd.org or call 327-2900. The Board will contact the Permit Study Committee members about scheduling meetings. **Your participation is greatly appreciated!**

If you have the
time...

we've got the
meeting!



Building Committee - 9 a.m. first Wednesday
Mechanical Committee - 9 a.m. second Wednesday
Electrical Committee - 2:30 p.m. third Tuesday
Board of Review - 10:30 a.m. third Wednesday
Advisory Board - Noon third Wednesday
Regional Building Commission - 3 p.m. fourth Wednesday

newsbriefs

Building

NONABSORBENT SURFACE REQUIREMENTS

The following information regards clarification of nonabsorbent surfaces required on walls and floors of toilet and bathing rooms for public use (commercial) under Section 1210.2 of the 2003 International Building Code (IBC).

Plans approved prior to January 1, 2007

If the plans did not indicate the approved surface in compliance with the IBC requirements, the building field inspector will accept drywall with epoxy paint on walls within two (2) feet of urinals and water closets to a height of 4 feet above floor as referenced in this code section.

Plans approved on and after January 1, 2007

A smooth, hard and nonabsorbent surface such as concrete, masonry, ceramic tile, fiberglass reinforced paneling (FRP), Portland cement or other approved materials are required on walls within two (2) feet of urinals and water closets to a height of 4 feet above floor as referenced in this code section. Note: Drywall with epoxy paint is not an acceptable material to comply with IBC requirements.

Mechanical & Plumbing

CONSOLIDATION OF INSPECTION DIVISIONS

After a review of departmental operations, Building Official Henry Yankowski determined that combining the mechanical and plumbing inspectors under one division will result in more cost effective and efficient services. Jim Vernon is supervising Mechanical and Plumbing Field Inspections, and Daryl Kuiper is performing plumbing plan reviews.

Mechanical

LOCATION OF OUTSIDE AIR INTAKE OPENINGS

Regarding intake openings for outside air, there is no distinction between ventilation and combustion. Outdoor air intake openings must be located a minimum of 10 feet from any hazardous or noxious contaminant. For more information, consult Section 401.5.1, 2003 International Mechanical Code.

RESIDENTIAL AIR DUCT EXHAUST OPENINGS

Bath and dryer exhaust for group R-3 (includes single family dwellings) are not considered to be hazardous or toxic. Bath and dryer exhausts are considered as environmental exhaust, as such, the air duct exhaust openings can be located 3 feet from an opening into the residential structure. Please refer to Section 502.7.3.6, Item 3, 2003 International Mechanical Code.

Plumbing

2006 INTERNATIONAL PLUMBING CODE STUDY

The Mechanical Committee plans to review the 2006 International Plumbing Code (IPC) and propose amendments for adoption. The state of Colorado anticipates adopting the 2006 IPC in the near future. The code study meetings are open to the public. For a schedule, please contact Jim Vernon.

TRAP GUARD PRIMER DEVICES

Manufactured by ProSet Systems Inc., these devices are acceptable alternate method and material for trap primers.

(Continued next page)

December & 2006 Permits

| RESIDENTIAL | December Permits | Units | 2006 Permits | Units | Valuation YTD |
|--|------------------|------------|--------------|--------------|--------------------|
| DETACHED SINGLE FAMILY HOMES | 149 | 149 | 3,446 | 3,446 | 616,674,229 |
| TOWNHOMES | 34 | 34 | 681 | 681 | 78,185,156 |
| DUPLEX | 0 | 0 | 10 | 20 | 1,848,800 |
| CONDOMINIUMS | 4 | 14 | 39 | 192 | 28,940,040 |
| 3 - 4 FAMILY UNITS BUILDING | 0 | 0 | 4 | 15 | 1,210,437 |
| 5 OR MORE FAMILY UNIT BUILDINGS | 0 | 0 | 13 | 65 | 5,980,000 |
| NEW CONSTRUCTION TOTALS | 187 | 197 | 4,193 | 4,419 | 732,838,662 |
| ALTERATIONS (REMODEL, ADDITION, ETC) | 445 | | 9,320 | | 98,010,194 |
| GARAGES/CARPORTS | 17 | | 481 | | 11,433,760 |
| ALTERATIONS/GARAGES/CARPORTS TOTALS | 462 | | 9,801 | | 109,443,954 |

| COMMERCIAL | December Permits | 2006 Permits | Valuation YTD |
|-------------------------------------|------------------|--------------|--------------------|
| AMUSEMENT/RECREATION | 1 | 6 | 13,275,378 |
| CHURCHES/RELIGIOUS BLDGS | 1 | 4 | 6,159,100 |
| MANUFACTURING | 0 | 4 | 674,432 |
| PARKING GARAGES | 0 | 2 | 246,600 |
| SERVICE STATIONS/REPAIR GARAGE | 0 | 3 | 1,282,804 |
| HOSPITALS/INSTITUTIONS | 0 | 5 | 102,320,403 |
| OFFICE, BANKS, BUILDINGS, INTERIORS | 21 | 185 | 81,332,990 |
| PUBLIC SERVICE & UTILITY BUILDINGS | 0 | 3 | 570,013 |
| SCHOOLS & EDUCATION BUILDINGS | 0 | 2 | 15,894,376 |
| STORES, RETAIL, INTERIOR FINISHES | 4 | 118 | 83,034,084 |
| NONRESIDENTIAL BLDG (STORAGE, ETC) | 8 | 144 | 28,753,315 |
| OTHER (SWIMMING POOLS, ETC) | 8 | 111 | 6,609,455 |
| SIGNS | 73 | 711 | 4,356,524 |
| NEW CONSTRUCTION TOTALS | 116 | 1,298 | 344,509,474 |
| ALTERATIONS (ADDITIONS, REMODELS) | 150 | 1,868 | 92,655,079 |
| ALTERATIONS TOTAL | 150 | 1,868 | 92,655,079 |

The figures are based on the Permit Report dated Dec. 31, 2006, and do not include all permit categories. For a complete permit report for December and 2006 totals, please access the web site at: www.pprbd.org/permitreps/rgovrep.txt

Permit Fee Schedule Change

As a reminder, the 2007 Fee Schedule, Table B, fee is modified by 1.5. This change was made at the Dec. 27 meeting of the Regional Building Commission.



Holiday & Weather Closures

Martin Luther King's Day - Monday, January 15

Weather Policy Revised

Pikes Peak Regional Building Department will be listed on the El Paso County Inclement Weather information phone line. Please call:

520-7669 (520-SNOW)

327-2880 (RBD's main phone line)