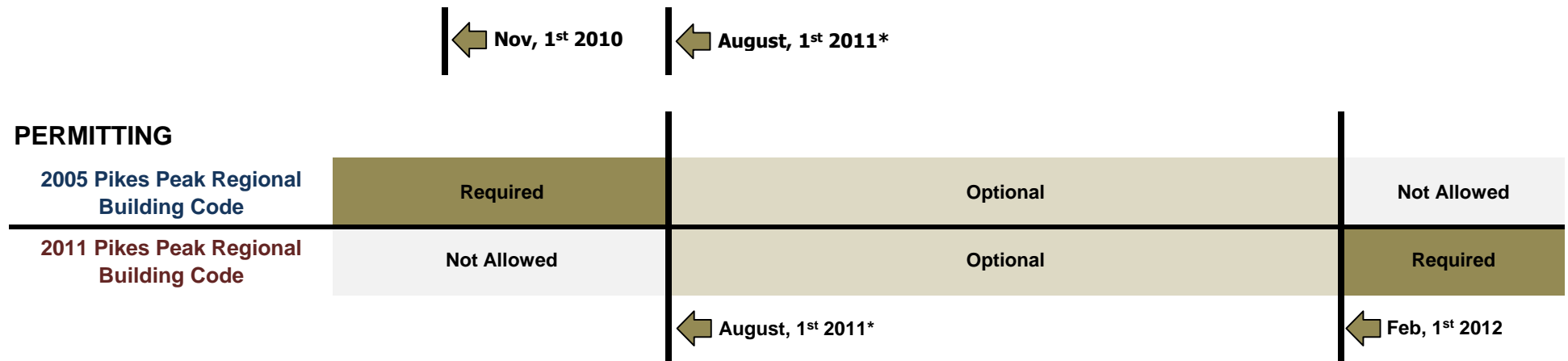


PIKES PEAK REGIONAL BUILDING DEPARTMENT

CODE IMPLEMENTATION SCHEDULE

Pikes Peak Regional Building is on schedule to adopt the 2011 Regional Building Code August 1st 2011. The adoption of the 2011 RBC is currently in the final stages. In order to provide a smooth transition from one code to the next the following schedule will be utilized. This schedule is based upon the revised target adoption date of August 1st; should the adoption date move the schedule will be adjusted accordingly.



* Effective date for the City of Colorado Springs and El Paso County only. Remaining jurisdictions will remain under the 2005 RBC until further notice.

PLAN SUBMITTAL DETAILS:

- As of November 1st the permit applicant is responsible for specifying which code plans will be reviewed to. This information will be documented on the Code Study Form.
- Plans must be permitted under the code that they have been reviewed.
- For a copy of the 2011 RBC please visit www.pprbd.org. Under "Plan Review" select "Proposed Code Changes".

COMMERCIAL PLANS AND ONE AND TWO FAMILY DWELLINGS:

- Plans submitted to the 2005 RBC must be permitted prior to February 1st 2012.
- Plans may be submitted to the 2011 RBC after November 1st but may not be permitted until August 1st 2011 without prior approval or a variance. This variance is a consent calendar item.
- After August 1st all plans must be submitted to the 2011 RBC.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

CODE IMPLEMENTATION SCHEDULE

TOWNHOME, CONDOMINIUM AND SIMILAR PROJECTS:

- Existing Townhome and Condominium Projects may be permitted until February 1st 2012 under the 2005 RBC.
- Permits issued after February 1st will require plans to be updated to the 2011 RBC. Please allow an adequate timeframe for the plan review process.
NOTE: The 2011 RBC moves Townhomes into the International Residential Code; this may result in design changes.
- A variance will be required for projects to be permitted under the 2005 RBC after February 1st.
- After August 1st all plans must be submitted to the 2011 RBC.

RESIDENTIAL MASTER PLANS:

- Existing Single Family "Master Plans" are not required to be re-submitted for review under the 2011 RBC. The 5 year "lifespan" of these plans will not be affected by the code change and will begin when the plan is released for construction by the plan review department.
- All "Master Plans" must be updated with approved documentation to demonstrate compliance with the 2009 International Energy Code and Section 603 of the 2009 International Mechanical Code prior to February 1st 2012. After February 1st plans without the required information will not be permitted.
- Existing "Master Plans" may be permitted after August 1st without the above documentation but will be permitted to the 2005 PPRBC until the required information is received.
- Once the existing "Master Plan" plan is updated permits will be issued to the 2011 RBC and the builder will be responsible for discrepancies between the code the plan was approved under and the 2011 RBC; such as rise and run of stairs, etc.
- "Master Plans" may be submitted to the 2011 RBC after November 1st but may not be permitted until August 1st 2011 without prior approval or a variance.
- After August 1st all plans must be submitted to the 2011 RBC.