

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Manufactured Commercial Buildings

Pikes Peak Regional Building Department issues permits and performs inspections of manufactured commercial buildings, permanent and temporary installations. The installer must have a Building Contractor A License or Building Contractor B License granted by this Department, (Section RBC309 of the 2005 Pikes Peak Regional Building Code). The following information applies to commercial use of manufactured structures approved by the International Code Council, and factory-built nonresidential buildings approved by the state of Colorado Division of Housing.

Permanent Set

PLAN SUBMITTAL

1. Site plan approved by city or county zoning and the legal description;
2. Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department;
3. Floodplain review & Enumeration (Address);
4. Soils report and foundation design by architect or engineer licensed by the state of Colorado;
5. Civil drawings;
6. Plans stamped by the Colorado Division of Housing; and all electrical, plumbing and mechanical sheets stamped by an architect or engineer licensed by the state of Colorado;
7. Snow and wind load requirements must be met;
8. Categorized as "new commercial" construction, plan review and permit fees are based on total cost of construction.

PERMANENT SET INSPECTIONS

Inspections check for compliance with the 2005 Pikes Peak Regional Building Code and adopted codes. After completion of the final inspection of a factory-built commercial building, this Department will issue a Certificate of Occupancy per Section 309.14 of the 2005 Pikes Peak Regional Building Code.

Temporary Set

PLAN SUBMITTAL

1. Site plan approved by city or county zoning and the legal description;
2. TEMPORARY USE permit issued by city or county zoning;
3. Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department;
4. Floodplain review & Enumeration (Address);
5. Plans stamped by the Colorado Division of Housing;
6. Manufacturer's installation instructions;
7. Foundation drawings stamped by an engineer licensed by the state of Colorado.

TEMPORARY SET INSPECTIONS

Refer to Section RBC109.2.6 of the 2005 Pikes Peak Regional Building Code.