

# 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. 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. For Temporary Sales Trailers, used in conjunction with the development of a contactor's subdivision, see "\*" items below.*

### Permanent Set

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#### 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. Completed Code Study Form found at <http://www.pprbd.org/plancheck/CodeStudyForm.pdf>
7. Plans stamped by the Colorado Division of Housing; and all electrical, plumbing and mechanical sheets stamped by a Colorado licensed design professional;
8. Snow and wind load requirements must be met;
9. 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 current 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.

### Temporary Set

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#### 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;  
\* If for six months or less, only a temporary electrical service permit is required.  
\* If for greater than six months, a Building Contractor C may obtain permit.
3. Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department;
4. Floodplain review & Enumeration (Address);
5. Completed Code Study Form found at <http://www.pprbd.org/plancheck/CodeStudyForm.pdf>
6. Plans stamped by the Colorado Division of Housing;
7. Manufacturer's installation instructions or foundation drawings stamped by a Colorado licensed design professional (frost protection not required);
8. Architectural and structural drawings for ramps and stairs showing full compliance with current ANSI standards. Plans must be stamped by a Colorado licensed design professional.

#### TEMPORARY SET INSPECTIONS

Refer to the current Pikes Peak Regional Building Code and adopted codes.